

7/18 Cromwell Circuit, Isabella Plains, ACT 2905



Townhouse For Sale

Thursday, 11 July 2024

7/18 Cromwell Circuit, Isabella Plains, ACT 2905

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 115 m2

Type: Townhouse



Tammy Bush
0409654931

\$670,000+

Step into the heart of Isabella Plains and discover a truly remarkable home, both inside and out. As this home is located in a boutique development, it boasts the benefits of a house while maintaining the community and charm of a townhouse complex. Nestled amidst a backyard teeming with native Australian flora and fauna, this residence offers an inviting 115m² interior meticulously designed for comfort and convenience. Positioned on a corner block of a quiet cul-de-sac, you can't miss out on this amazing opportunity! From the façade you're greeted with the secure, fenced off front yard, one of the only homes in the complex with a front garden. Entering through the front gate you'll find the cosy walk through to the home, sporting Australian natives all through the garden which hosts a variety of birds and will have you waking up to their songs every morning. Step into the home and find the natural light that floods through from the expansive North facing windows, highlighting the spaciousness of the living rooms. The seamless layout features two living areas and a dining room, offering plenty of space for the modern family to enjoy. The living rooms connect seamlessly with the updated kitchen where you will find quality, stainless steel appliances and a great amount of storage. With the U shaped design, it is a meticulously planned out area with the dining room flowing from the kitchen, entertaining guests has never been easier. All three bedrooms include built in wardrobes with great space. The main bedroom is located at the other end of the home, away from the other 2 bedrooms, presenting privacy and offering a retreat for the parents away from the children's part of the home. Step through to the backyard and find the fairycore garden. With Australian natives, wisteria covering the pergola, a pond and an arbour, this garden is practically made with a family or a greenthumb in mind. To the side of the home, you will find the single lock up garage with internal access, perfect for those chilly Canberra mornings and at the back of the garage let your creativity run wild with the fantastic space to have a crafts or workshop area. Isabella Plains, nestled in Tuggeranong's southern region, is a well-kept secret of Canberra. Residents here enjoy abundant green spaces, established native tree cover, and convenient access to major roads. The suburb boasts its own local shops featuring a supermarket, hairdresser, pharmacy, and various dining options. It's also home to the Isabella Plains Early Childhood School and the senior campus of St Mary McKillop College. Positioned near Lake Tuggeranong College and Calwell High School, and with Tuggeranong Town Centre just a stone's throw away, Isabella Plains offers a perfect blend of suburban tranquillity and urban amenities, surrounded by picturesque green corridors to explore. Features: • North facing • Freshly painted • Quiet cul-de-sac location • 2 living areas • Split system unit in second living room and kitchen • Timber look flooring throughout • Ceiling fan in living room • New kitchen with great storage • Bosch dishwasher • Three bedrooms all with built in robes • Linen press • Secure front garden • 12 275 watt solar panels (3,300kw per day) • Separate laundry with yard access • Landscaped backyard filled with wildlife • Single lock up garage with space for workshop • Fantastic for a downsizer, first home or investment opportunity • Pet friendly • Stand alone townhouse • Single level home • Electric hot water • Visitor carparking • Walking distance to bus stops, parkland and local playgrounds • Boutique development of 45 homes • 5 minute drive to South Point shopping centre • 20 minute drive to Canberra Centre Essentials: • EER: 2.5 • Living area: 115 m² • Backyard size: 275m² • Rates: \$500 p.q. (approx.) • Land tax (investors only): \$1,535 p.a. (approx.) • Strata: \$461 p.q. (approx.) • Strata Company: Link Strata • Age: 1989 • Expected Rental return: \$570 - \$620 p.w.