

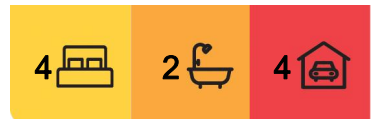
Isabella Plains, 13 Leibnitz Place

Spacious Family Haven in a Beautiful Garden Setting

Tucked away behind a spectacular 30-year-old Japanese Maple and vibrant gardens heaving with colourful flowers, this unassuming home is full of surprises. Deceptively spacious, it spans multiple living areas, 4-bedrooms, 2-bathrooms, a super-sized garage and large block. Set in a peaceful cul-de-sac, families seeking space and serenity will fall in love with this forever home.

Generous formal and informal living areas ensure versatility including the large lounge and dining space overlooking the lush gardens. The spacious open plan family room creates the heart of the home for the family to come together. The well-equipped kitchen is a cook's dream, with quality appliances, tons of bench and cupboard space and plenty of room to whip up all your favourite meals.

For even more living space, the light filled enclosed sunroom provides the perfect spot for relaxing or for kids to play. Outside, the covered entertaining area leads to magical



For Sale
\$910,000+

View
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EER ★★★★★

LJ Hooker Tuggeranong
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backyard from the grassy lawn to beautiful flower beds, veggie gardens and bird aviaries all shaded by mature trees. Back inside, the master suite ensures privacy with its own ensuite and set apart from the other rooms. While three additional double bedrooms and a crisp and modern family bathroom cater for the rest of the family.

Combining convenience and tranquility in one irresistible package, the top-notch location boasts schools like St Mary MacKillop College and Isabella Plains Early Childhood School within walking distance. While Tuggeranong Town Centre, the lake, parks and all the shopping, dining and entertainment options you'll need are a few minutes' drive. Don't wait, this property will be gone in a flash! Get in touch today.

Features:

- Well-presented 4 bedroom, 2 bathroom family home in sought after cul-de-sac
- Original owners - first time for sale in 36 years
- Stunning front gardens framed by beautiful maple and weeping wattle trees
- Separate formal lounge, dining and family living areas
- Spacious kitchen with 5 burner gas cooktop, stainless steel oven and dishwasher
- Enclosed sunroom with northerly aspect
- Outdoor covered entertaining area surrounded by large backyard with mature trees, lush gardens, veggie patch, bird aviaries, garden sheds and colorbond fencing
- Master bedroom with spacious updated ensuite and double built-in robes
- Three more double bedrooms, 2 with built-in robes
- Modern family bathroom with floor to ceiling tiles and quality inclusions
- Ducted/zoned reverse cycle heating and cooling for year-round comfort
- 20 solar panels reducing electricity bills year-round
- Separate laundry with external access, and ample storage throughout the home
- Security doors fitted to all external doors
- Huge 4 car garage with remote entry, drive through access, plus plenty of off-street parking
- Walking distance to local shops, cafe and schools plus short drive to Tuggeranong Town Centre

Disclaimer:

Please note that while all care has been taken regarding general information and marketing information compiled for this advertisement, LJ HOOKER TUGGERANONG does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. Figures quoted above are approximate values based on available information. We encourage prospective parties to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.



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More About this Property

Property ID	CDBHQH
Property Type	House
House Size	210 m ²
Land Area	746 m ²
EER	1.5

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