



Isabella Plains, 16 Mollee Crescent

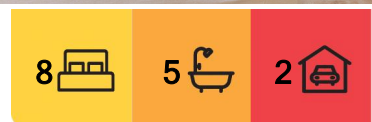
Two Expansive Homes, One Exceptional Opportunity!

Offering not just one, but two expansive homes on a single block, this exceptional property provides endless potential. Whether you are an astute investor, a growing family in need of extra space, or someone seeking the perfect blend of home and income, this rare opportunity could be exactly what you've been searching for.

Each home has been thoughtfully designed to maximise space, comfort, and functionality. Both are equally welcoming, thanks to soaring high-raked ceilings that create a charming atmosphere.

16A - A Spacious Family Sanctuary

Step inside and discover a home designed for effortless living. Four generously sized bedrooms offer plenty of room for the whole family. The main bedroom is a true retreat, boasting a spacious walk-in robe and a beautifully renovated ensuite that adds a touch of luxury. The remaining three bedrooms all include built-in robes and are serviced by a



For Sale
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ljhooker.com.au/1HKMBXF92

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stylishly updated main bathroom, ensuring convenience and comfort for everyone.

At the heart of the home lies a spacious and well-appointed kitchen, boasting abundant storage, generous bench space, and an adjoining meals area, making it the perfect place for casual family gatherings. For those who love to entertain, there is a separate formal dining room.

Adding to the versatility, the garage has been cleverly repurposed into a dedicated rumpus room, ideal for the kids to enjoy their own space. With the addition of reverse-cycle air conditioning and a private bathroom, this area also presents the perfect place for a segregated guest suite or home office.

16B - A Mirror Image of Quality and Comfort

Equally impressive, the second residence mirrors the thoughtful design and spacious layout of the first. With four large bedrooms, including a main suite with a walk-in robe and ensuite, it offers the same level of comfort and convenience. Each additional bedroom features built-in robes, ensuring ample storage for the entire household. The charm of high-raked ceilings continues here, enhancing the feeling of openness and warmth. This home boasts a double lock-up garage, providing secure parking and additional storage. There is also ample off-street parking available.

Both homes have been recently refreshed, featuring new flooring and fresh paint throughout, ensuring they are move-in ready for their new owners or tenants. Reverse-cycle air conditioning in both properties provides year-round comfort, while separate laundries with rear access add to the ease of everyday living.

Ideally positioned just a six-minute walk from the local shops, home to Supabarn and Capital Chemist, the location offers exceptional convenience. For even more shopping, dining, and entertainment options, South Point Tuggeranong Shopping Centre is just a short seven-minute drive away, ensuring you're never far from everything you need.

Whether you're looking for a high-yield investment with dual income streams, a harmonious multi-generational living arrangement, or the ultimate combination of home and income, this property has it all!

At a glance:

- Two houses on one block - endless potential
- High raked ceilings
- Spacious kitchens with ample storage, bench space and breakfast bar
- Main bedrooms feature walk-in-robe and ensuite
- All other bedrooms have built-in-robos
- Renovated bathrooms
- Reverse-cycle air-conditioning
- Freshly painted throughout
- New flooring
- Garage (16A) converted to rumpus with reverse-cycle air-conditioning and bathroom
- Double lock up garage (16B)
- Separate laundries with rear access
- Segregated rear yards
- High and private hedge
- Ample off-street parking



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- Shared Priority Enrolment Area for three local primary schools
 - In the catchment for Calwell High School and Lake Tuggeranong College
 - 6-minute walk to local shops
 - 7-minute drive to South Point Tuggeranong
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- 16A: 167sqm + 36sqm garage/rumpus approx.
 - 16B: 173sqm + 36sqm garage approx.

More About this Property

Property ID	1HKMBXF92
Property Type	House
House Size	340 m2
Land Area	1108 m2
EER	3.5

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16 B



16 A

The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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