






17 Maharatta Circuit, Isabella Plains

Style and space for your first home or empty nest

Immaculately styled and move-in ready, this three-bedroom, two-bathroom home delivers space, flexibility and low-maintenance living. With generous indoor and outdoor living areas, recent upgrades throughout and a versatile studio in the garden, this is a property that adapts to your lifestyle - from families wanting room to grow to empty nesters seeking a retreat.

Bright living and modern updates: The large lounge is filled with natural light, a welcome escape from the pace of daily life. The adjoining dining room makes family meals or entertaining easy, framed by lovely views out to the hills. The modern kitchen includes updated cabinetry and oven, while the addition of a family/meals area adds more space for casual living. French doors open to an elevated deck, perfect for relaxed outdoor dining or taking in the spring sunshine. With fresh paint, updated decor and window coverings, every space is ready to enjoy.

Bedrooms, bathrooms and more: The master bedroom is a retreat with a walk-through robe and elegant ensuite featuring a sleek stone topped vanity. Two additional bedrooms provide space for kids, guests or a home office, serviced by a stylish family bathroom. The

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FOR SALE
Auction

AGENTS

Patrick Kinnane
0430 435 330
Patrick.kinnane@ljhooker.com.au

AGENCY

LJ Hooker Tuggeranong
(02) 6189 0100

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

bonus multipurpose studio is a rare find, complete with its own ensuite, air conditioning and hot water system. Use it as a private space for teenagers, grandparents or guests, or the perfect self-contained office.

Lifestyle and location: Surrounded by stunning landscaped gardens, the block is private, easy-care and bursting with greenery, ideal for tinkering, gardening or simply enjoying the outdoors. You're a short walk from the local shops and a quick drive to Tuggeranong's centre, Erindale or Calwell. Local schools including Mary Mackillop College, day-care options, sports clubs and nature reserves are all nearby. This home is the perfect combination of convenience, comfort and lifestyle. Get in quick to secure your next step!

Why you'll love it

- Beautifully presented 3-bedroom, 2-bathroom home in a quiet, established street
- Bonus multipurpose studio with ensuite, storage, A/C and separate hot water system
- Large light-filled lounge and adjoining dining with views plus extra family meals or living space
- Updated kitchen with modern cabinetry, dishwasher, gas stove and new oven
- French doors to elevated covered deck with beautiful garden views
- Master bedroom with walk-through robe and elegant ensuite
- Two additional bedrooms with built-in robes plus spacious family bathroom
- Landscaped, low-maintenance gardens front and back, with irrigation to front
- Ducted gas heating throughout, split system air-con to lounge and master, plus ceiling fans
- Secure parking with double carport plus extra storage
- Recent roof restoration inc re-bedding & re-pointing of ridge capping
- Close to local shops and main centres, with nearby schools and daycare
- Block size: 726m²;
- Living area: 136.4m²;
- Garage area: 43.8m²;
- House built: 1986
- EER: 3 Stars

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.



MORE DETAILS

Property ID	CPMHQH
Property Type	House
House Size	136 m2
Land Area	726 m2
EER	3

Patrick Kinnane 0430 435 330

Licensed Agent | Patrick.kinnane@ljhooker.com.au

LJ Hooker Tuggeranong (02) 6189 0100

Suite 1, 1st Floor, South Point Shopping Centre, 210 Anketell Street
tuggeranong.ljhooker.com.au | tuggeranong@ljhooker.com.au



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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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