



## Isabella Plains, 18 Bandulla Street

Affordable home with fantastic potential

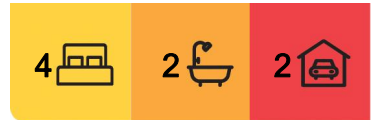
Don't miss this opportunity to secure a large family home, where you can move straight in, or update to create a forever home in a fantastic location. Spread across three living areas, four bedrooms and two bathrooms, this spacious home is the perfect blank canvas for first-home buyers, growing families, or investors seeking a property they can truly make their own.

The north-facing formal lounge creates a bright, airy space that flows seamlessly into the formal dining room for extra living space. The expansive family room adds versatility, with endless potential to suit your family's needs. The expansive kitchen, with its retro 80s touches, is original but in great condition, equipped with tons of bench and storage space. Those with a keen eye will see the potential to create your dream kitchen and living space, or simply update with some modern touches.

Down the hall, the spacious master bedroom with ensuite and wall-to-wall mirrored robes



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**For Sale**  
\$840,000+

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EER ★★☆☆☆☆

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creates a getaway for parents. Three additional bedrooms all come with built-ins, offering plenty of space for kids or a home office. The family bathroom is practical, featuring a separate bath and shower.

Outside there are endless options to create the outdoor entertaining area you've always wanted. The large block has been cleared and paved laying the foundations to let your imagination run wild. Whether it's a family-friendly garden, lush green space, or a fabulous entertaining terrace, the possibilities are endless. Located in a prime spot, you're close to great schools, parks, and Tuggeranong town centre, making it the perfect family home or investment. Move in now and enjoy, or renovate over time to unlock its full potential. You'll need to move quickly, this opportunity will get snapped up fast.

#### Features:

- Affordable 4-bedroom, 2-bathroom family home filled with potential
- Three living areas across formal lounge, dining room, and large family room
- Large practical kitchen with an abundance of storage, bench space, electric oven and cooktop
- Master bedroom with ensuite and wall-to-wall built-in robes
- Three additional bedrooms, all with built-in robes
- Practical family bathroom with separate bath and shower
- Generous block with cleared and paved backyard for no-maintenance living or updating
- Reverse cycle heating and cooling to living spaces
- Separate laundry
- Double garage and ample off-street parking plus garden shed
- Ideal for cosmetic updates or full renovation
- Great opportunity for a tradesman with plenty of off-street parking

- Living space: 154.20m<sup>2</sup>;
- Block size: 764m<sup>2</sup>;
- Garage: 43.20m<sup>2</sup>
- House built: 1986
- Rates: \$2931 per annum
- Land tax: \$4325 per annum
- EER: 1.5 Stars

#### Disclaimer:

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## More About this Property

<b>Property ID</b>	CD7HQH
<b>Property Type</b>	House
<b>House Size</b>	154 m <sup>2</sup>
<b>Land Area</b>	764 m <sup>2</sup>
<b>EER</b>	1.5

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### 18 Bandulla Street, Isabella Plains

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.

Produced by DIAKRIT