







32 Maharatta Circuit, Isabella Plains

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A Hidden Garden Sanctuary A Home That Truly Feels Like Home

From the moment you arrive, you can feel it, this is a home with heart. Beautifully established gardens wrap around the property, creating a tranquil, private sanctuary where every window frame greenery from all directions. It's the kind of place that instantly puts you at ease and makes you want to stay.

The gardens are truly something special. Winding paths reveal a series of private, peaceful spaces, perfect for a quiet drink in the shade, moments of reflection, or a relaxing soak in the spa. Surrounded by mature gardens and birdsong, you genuinely feel as though there are no neighbouring homes in sight.

At the front of the home, a huge undercover pergola provides an exceptional space for entertaining or unwinding, ideal for gatherings with family and friends or slow afternoons outdoors.

Inside, the home is warm, inviting and thoughtfully updated over time. The updated timber flooring through the living areas beautifully complements the organic tones used throughout the home, creating a

FOR SALE
$940,000+

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LJ Hooker

natural, cohesive flow from room to room.

The living room features an enclosed fireplace, an unbeatable feature during Canberra's cooler winters and a true heart of the home. Comfort is enhanced with ceiling fans in every room, including the living and dining spaces, ensuring year-round liveability.

The open-plan kitchen is both functional and welcoming, offering generous bench space and excellent storage, gas cooking, and a dishwasher, making it ideal for everyday living and entertaining alike. Kitchen, dining and living zones all enjoy calming garden outlooks, strengthening the connection to the outdoors.

All bedrooms are generous and well-zoned. The main bedroom is a peaceful retreat, complete with a walk-through robe and private ensuite. The additional bedrooms are all well-sized and include built-in robes, ideal for families or guests. Adding versatility, there is a separate study nook/large storage room. The main bathroom is impressively spacious and features a charming clawfoot bathtub, adding a touch of character.

A standout feature of the property is the yurt, offering a unique and versatile space that could be used as a home office, yoga or meditation studio, creative space, or an imaginative retreat for children.

You will find a reserve/walkway at the rear of the property. This will take you directly to the local shopping centre and school.

Car accommodation is well covered with a large double garage, plus an undercover carport and additional off-street parking, perfect for multiple vehicles or storage needs.
This is more than just a house - it's a private garden sanctuary filled with warmth, personality, and soul. A home that invites you to slow down, breathe deeply, and truly enjoy where you live.

Internal: 149m2
Block: 1025m2.
EER: 1.5
Rates: $2,817 per annum
Landtax: $4,684 per annum (only if rented)
Property Features:

- Beautifully presented family home set within established, tranquil gardens
- Three generous bedrooms, all with built-in robes
- Separate study nook.
- Main bedroom retreat featuring walk-through robe and private ensuite
- Carpeted bedrooms for comfort and warmth
- Updated timber flooring through living areas
- Spacious living room with enclosed fireplace, perfect for Canberra winters
- Ceiling fans in all rooms, including living and dining areas
- Open-plan kitchen with, Ample bench space and excellent storage, Gas cooking, Dishwasher
- Generous main bathroom featuring a classic clawfoot bathtub
- Multiple outdoor spaces throughout the garden for relaxation and privacy
- Spa set within a peaceful garden setting
- Large undercover pergola at the front of the home, ideal for entertaining
- Unique yurt, ideal as a home office, yoga studio, creative space or children's retreat
- " Garden views from every window, creating a strong indoor—outdoor connection

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- Large double garage
- Garden shed
- Undercover carport plus additional off-street parking
- Private, leafy setting that feels secluded from neighbouring homes

What's Nearby:

- Isabella Plains Early Childhood School approx. 0.5 km
- Bonython Primary School approx. 2.5 km
- Calwell High School approx. 5.0 km
- Tuggeranong College approx. 6.0 km
- Isabella Plains Shopping Centre approx. 1.0 km
- Calwell Shopping Centre approx. 4.0 km
- Tuggeranong Town Centre approx. 7.0 km
- Isabella Pond and Nature Reserve approx. 1.0 km
- Tuggeranong Hill Nature Reserve approx. 3.5 km
- Lake Tuggeranong Recreation Area approx. 6.5 km
- Regular bus routes servicing Isabella Plains
- Easy access to major arterial roads connecting to Canberra City and surrounds

" Canberra City Centre —approx. 20 km

Disclaimer:
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Photography Disclaimer: Some images may have been virtually staged to better showcase the true potential of the rooms and spaces in the home. Alternatively, while the property may have been staged for photography, it might be vacant during your inspection.











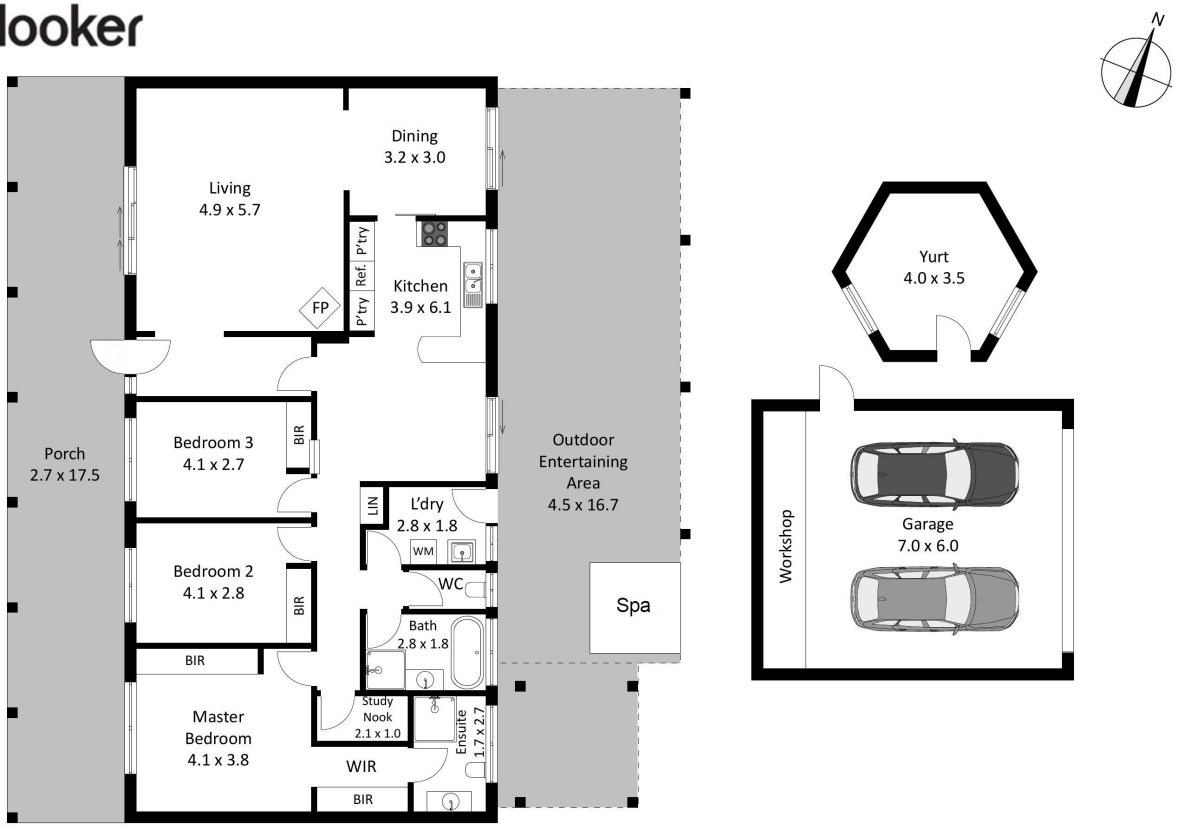
MORE DETAILS

Property ID	2EUYFHK
Property Type	House
EER	1.5

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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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