



## Isabella Plains, 43 Collyburl Crescent

Refreshed & move-in Ready

Positioned in a quiet loop street, this 4-bedroom home has been refreshed with paint, new curtains and new LED light fittings throughout. Featuring hard flooring throughout, this property is low maintenance and may appeal to allergy sufferers looking for a carpet free home.

The family friendly floorplan offers separate living areas including a generous lounge room, dedicated dining room and a good size separate family room adjacent to the kitchen which could be an informal meals area or a second sitting room. Direct access to the backyard is gained through sliding doors in the family room.

The kitchen overlooks the family room and the backyard and is equipped with Westinghouse stainless steel oven, grill and dishwasher. The cooktop is a Whirlpool 6th sense induction unit. The layout features ample bench space and is a functional design with the option for a breaky bar.



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
Please Call

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EER ★★☆☆☆☆

**LJ Hooker Tuggeranong**  
(02) 6189 0100

The whole block is flat with large, grassed areas and a long driveway to the double carport and further on to the double garage. There is plenty of off-street parking and even room for a caravan.

Isabella Plains is a well-regarded suburb with easy access to the surrounding main roads and just 5 minutes' drive to the Tuggeranong Town Centre. You may wish to do grocery shopping at the Calwell Shops or grab a takeaway from Erindale which are again just 5 minutes away by car.

The fabulous Mackillop College Senior campus is just a short stroll away while Isabella Plains Primary is a little further down Ellerston Avenue. Hot tip is to stop into the local shops where there is a convenient IGA, a popular pizza shop and a great pharmacy.

Features:

- 4 Bedrooms, 2 bathrooms, 2 Garages & 2 Carports
- Timber laminate flooring to the bedrooms and lounge area
- Tiled flooring to the kitchen, family room, hallways and bathrooms
- Allergy friendly
- Ducted gas heating
- Ducted evaporative cooling
- Infinity Gas Hot Water
- Heat Lamps in both bathrooms
- Floor construction concrete slab
- Roof construction timber truss
- Garden shed
- BBQ area with shade sail

Facts & Figures:

- Living size 145m<sup>2</sup>
- Garage size 37m<sup>2</sup>
- Carport size 31m<sup>2</sup>
- Block size 787m<sup>2</sup>
- EER 2 stars
- Rates \$2,885 per annum
- Land Tax \$4,232 per annum (if applicable)

## More About this Property

<b>Property ID</b>	CM8HQH
<b>Property Type</b>	House
<b>House Size</b>	145 m2
<b>Land Area</b>	788 m2
<b>EER</b>	2
<b>Including</b>	Ducted Heating Evaporative Cooling Dishwasher Fully Fenced

### Sally McCallum 0410 835 087

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### Andrew Curren 0424 288 717

Principal / Franchise Owner | [Andrew.curren@ljhooker.com.au](mailto:Andrew.curren@ljhooker.com.au)

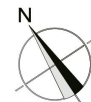
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.