






56 Collyburl Crescent, Isabella Plains

## Great Opportunity in a Prime Location

Don't miss this opportunity to secure a 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 families 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 creates a getaway for parents. Three additional bedrooms offer plenty of space for kids or a home office. The family bathroom is practical, featuring a separate bath and shower.

4  2  2 

**FOR SALE**  
\$900,000+

### AGENTS

Sally McCallum  
0410 835 087  
sally.mccallum@ljhooker.com.au

Andrew Curren  
0424 288 717  
Andrew.curren@ljhooker.com.au

### AGENCY

LJ Hooker Tuggeranong  
(02) 6189 0100

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.



Outside there are endless options to create the outdoor entertaining area you've always wanted. The large block is flat and has 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:

- 4-bedroom, 2-bathroom family home filled with potential
- Original owner
- Three living areas across formal lounge, dining room, and large family room
- Large practical kitchen with an abundance of storage, bench space, electric oven, cooktop & dishwasher
- Master bedroom with ensuite and walk in robe
- Three additional bedrooms - 2 with built in robes
- Practical family bathroom with separate bath and shower
- Generous block
- 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

#### Facts & Figures:

- Living space: 149m<sup>2</sup>;
- Block size: 916m<sup>2</sup>;
- Garage: 44m<sup>2</sup>
- House built: 1985
- Rates: \$2903 per annum
- Land Tax: \$4270 per annum (if rented)
- EER: 1.5 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	CRAHQH
Property Type	House
House Size	149 m2
Land Area	916 m2
EER	1.5

### **Sally McCallum 0410 835 087**

Sales Consultant | [sally.mccallum@ljhooker.com.au](mailto:sally.mccallum@ljhooker.com.au)

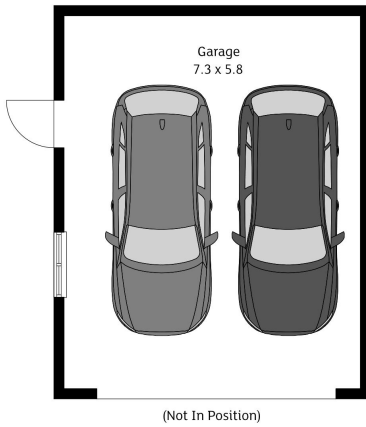
### **Andrew Curren 0424 288 717**

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

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

Suite 1, 1st Floor, South Point Shopping Centre, 210 Anketell Street  
[tuggeranong@ljhooker.com.au](mailto:tuggeranong@ljhooker.com.au) | [tuggeranong.ljhooker.com.au](http://tuggeranong.ljhooker.com.au)





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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