



6 Babinda Place, Isabella Plains

## Comfort, Convenience & Cul-de-Sac Charm




Going to Auction on Wednesday the 25th of March at 6:00pm In Rooms | LJ Hooker Canberra City | 182 City Walk, Canberra City

Tucked away in a quiet cul-de-sac in the heart of Isabella Plains, 6 Babinda Place is the kind of home that feels right the moment you arrive.

Set on a generous block with room to stretch out, grow, and make memories, this charming three-bedroom home offers comfort, simplicity and the promise of easy living. Whether you're starting out, slowing down or investing wisely, this is an address that makes sense - and feels even better.

Inside, the renovated kitchen is the heart of the home. Fresh, functional and thoughtfully updated, it's a space where weeknight dinners come together with ease and weekend breakfasts linger a little longer. It connects effortlessly to the living areas, creating a warm and welcoming hub for family life.

A renovated bathroom, new carpet, ducted heating and evaporative cooling makes this home the perfect move in and enjoy opportunity!

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**FOR SALE**  
Auction

### AGENTS

Tim Russell  
0416 087 834  
tim.russell@ljhooker.com.au

Jackson White-Brettell  
0421 479 376  
Jackson.white-brettell@ljhkaleen.com.au

### AGENCY

LJ Hooker Kaleen  
(02) 6241 1922

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.

 **LJ Hooker**

Three good sized bedrooms provide flexibility for young families. While outside, the generous 833m2 block offers space for kids to run, pets to roam, or future improvements to take shape.

Location is always the quiet hero of a good home, and here you're within easy reach of local schools, shops and everyday conveniences - everything you need, just moments away.

Neat, welcoming and full of potential, 6 Babinda Place is proof that the right home doesn't need to shout - it simply opens the door and invites you in.

Looking to call Isabella Plains home?

Please speak with Tim Russell 0416086834 or Jackson White-Brettell 0421479376 for further information or a private inspection.

Features include:

- Renovated Kitchen
- Renovated Bathroom
- Ducted Gas heating
- Evaporative cooling
- Infinity continuous hot water
- Large outdoor covered entertainemnt pergola area
- Easy access to local shops, schools and playing fields
- Electric gate for security and privacy
- New Carpet throughout
- Fresh paint
- Easy care street frontage gardens
- PV Solar System

Property Info:

Rates: \$2,763 pa approx  
Land Tax: \$4,528 pa approx  
EER: 2.0

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## MORE DETAILS

Property ID	2H12F9Q
Property Type	House
House Size	113 m2
Land Area	833 m2
EER	2

**Tim Russell 0416 087 834**

Franchise Owner / Sales Manager / Licensed Agent & Auctioneer  
ACT/NSW | [tim.russell@ljhooker.com.au](mailto:tim.russell@ljhooker.com.au)

**Jackson White-Brettell 0421 479 376**

Executive Assistant to Tim Russell | [Jackson.white-brettell@ljhkaleen.com.au](mailto:Jackson.white-brettell@ljhkaleen.com.au)

**LJ Hooker Kaleen (02) 6241 1922**

Cnr Maribyrnong Avenue &, Georgina Crescent, KALEEN ACT 2617  
[kaleen.ljhooker.com.au](http://kaleen.ljhooker.com.au) | [kaleen@ljhooker.com.au](mailto:kaleen@ljhooker.com.au)





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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