



Isabella Plains, 6 Tumbleton Place

A Perfect Start or Renovators Dream

Whether you're a first-home buyer looking to step into the property market or an investor searching for your next renovation project, this charming three-bedroom home in Isabella Plains offers incredible potential. With solid bones and a functional layout, it's an ideal choice for those looking to add value and transform it into something truly special. Whether you want to refresh the interiors with minor updates or undertake a full-scale renovation, this property is a blank canvas ready for a new vision.

Stepping inside, you'll immediately notice the light-filled dining and living area, a welcoming space that offers comfort and versatility. Large windows allow natural sunlight to stream in, creating a warm and inviting atmosphere throughout the day. A split system air conditioner ensures year-round climate control, providing relief during both summer and winter months. This open-plan design is perfect for entertaining, offering plenty of space for a growing family or hosting guests in a relaxed setting.

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For Sale
\$650,000+

View
ljhooker.com.au/CGVHQH

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EER



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The kitchen is a standout feature of the home, boasting an oversized layout that enhances both functionality and practicality. Designed for those who love to cook, it includes a generous breakfast bar, providing additional workspace and a casual dining option. Recent upgrades include a new Westinghouse gas cooktop and a Kleenmaid dishwasher, making everyday meal preparation a breeze. A skylight above floods the kitchen with natural light, adding to the home's bright and airy ambiance. The bathroom also benefits from a skylight, ensuring a fresh and well-lit space.

Outside, a large covered entertaining area extends the living space, offering an ideal spot for weekend barbecues or relaxed outdoor dining. Whether you're enjoying quiet mornings with a cup of coffee or gathering with friends and family, this space provides endless possibilities. The backyard is framed by established trees and hedges, offering privacy, shade, and a tranquil setting to unwind. Meanwhile, the front yard features a low-maintenance native garden, adding character and street appeal while requiring minimal upkeep.

Practicality is key with this home, and it delivers with a double carport and a handy storage shed, ensuring ample room for vehicles, tools, and outdoor equipment. Whether you need additional storage for hobbies or simply want extra space to keep things organized, this property provides the convenience you need. Located in a sought-after pocket of Isabella Plains, the home is just minutes from Isabella Shops and Tuggeranong Shopping Centre, offering easy access to supermarkets, cafes, and essential services. Schools, parks, and public transport options are also close by, making this an ideal location for families and commuters alike.

Whether you're looking for a comfortable home to move into or a rewarding renovation project, this property offers incredible potential in a fantastic location. With its solid structure, generous living spaces, and great outdoor features, it's an opportunity not to be missed!

Features:

- Three bedrooms, all with built-in robes
- Sun-filled dining and living area with split system air conditioning
- Oversized kitchen with breakfast bar
- New Westinghouse gas cooktop and Kleenmaid dishwasher
- Skylights in kitchen and bathroom for natural light
- Large covered outdoor entertaining area
- Established trees and hedges for shade and privacy
- Low-maintenance native front garden
- Double carport and storage shed
- Close to Isabella Shops and Tuggeranong Shopping Centre
- Living space: 121 m²;
- Land size: 565 m²;
- Built: 1988
- Rates: \$2675 per annum
- Land tax: \$3808 per annum (if applicable)
- EER: 3 stars

Disclaimer:

Please note that while all care has been taken regarding general information and



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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 About this Property

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| Property ID | CGVHQH |
| Property Type | House |
| House Size | 121 m2 |
| Land Area | 565 m2 |
| EER | 3 |

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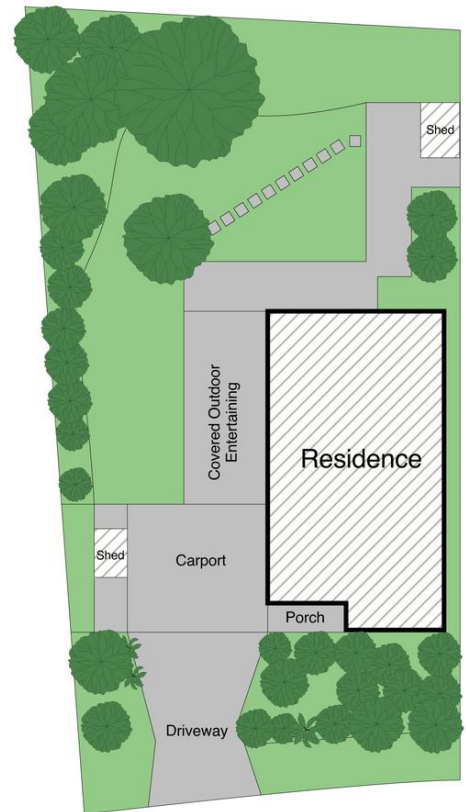
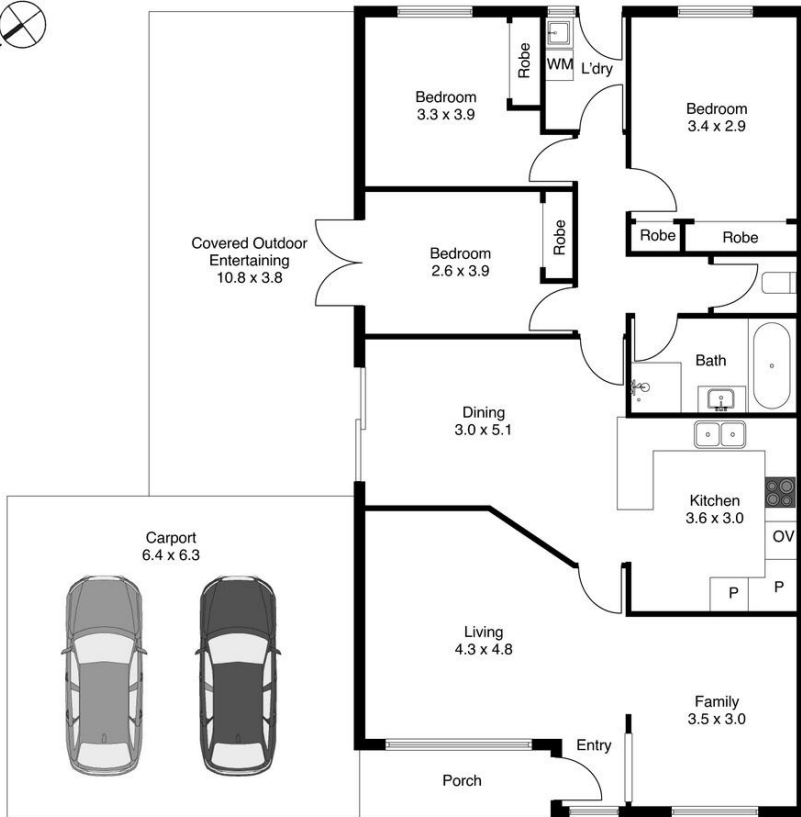
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The site plan and area not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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