



91 Ellerston Avenue, Isabella Plains

The Ideal starter home in a convenient location

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Nestled in one of Isabella Plains most well-connected pockets, this superb four-bedroom family residence delivers space, comfort and everyday lifestyle ease. Set on a generous 691 square metre block, this is a home you will be proud to own.

From the moment you arrive, the sense of space is evident with a well-designed floor plan that flows effortlessly throughout. Step inside to discover a formal lounge and dining area ideal for both everyday living and special occasions. The thoughtfully appointed kitchen offers room to cook, create and connect with family and friends, while the adjoining informal living zone provides the perfect setting for relaxed living.

Accommodation is generous with four good sized bedrooms, including a segregated master complete with ensuite, built in robes and privacy for parents. The three-way main bathroom ensures convenience for family life and guests alike.

Indoor outdoor living is effortless with a covered entertaining area

4 2 2

AUCTION

Sat 14th Mar @ 12:30PM

VIEW

Sat 21st Feb @ 11:30AM - 12:00PM

AGENTS

Charles Martin

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AGENCY

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Interested parties must rely solely on their own enquiries.



overlooking the backyard with 7 varieties of fruit trees, ideal for summer barbecues or peaceful Sunday mornings with a coffee, all secure with full Colourbond fencing. Practical extras include electric heating and evaporative cooling, newly installed electric hot water system, two water tanks with pump installation, and a large grid connected 2.1kW solar array with a 50c rebate fastened to the roof with all north facing panels to help keep energy costs down.

For the car enthusiast or tradesperson, there is a double garage with remote control plus additional off-street parking. The location is second to none, being close to local shops, schools, parks, public transport and the Tuggeranong Town Centre offering a multitude of lifestyle choices.

Incredibly closely located to both town centres and schooling options, notably across the road from St. Mary Mackillop College. With Tuggeranong, Erindale and Woden town centres all a short drive away, connectivity to amenity and services are a breeze.

Whether you are upsizing, investing or simply searching for a quality family home, 91 Ellerston Avenue represents an outstanding opportunity to secure a spacious and well-maintained property in a tightly held location.

Features:

- Segregated bedrooms
- Two living spaces
- Low maintenance kitchen
- Covered rear yard
- Low maintenance garden
- Double garage and off street parking
- BIR's to all bedrooms*
- Proximity to several schooling options
- Easy driving to Tuggeranong & Woden Town Centres

Figures:

Rates: \$2,884 p.a. approx.

Land Tax (if applicable): \$4,785 p.a. approx.

EER: 2.5

Living: 158m²

UV: \$423,000

Homes of this quality in Isabella Plains are rarely offered and highly sought after. Do not miss your chance to secure this exceptional family home. Contact Charles Martin today to arrange your private inspection or join us at the next open home and experience the difference for yourself.



MORE DETAILS

Property ID	JSQH5W
Property Type	House
Land Area	690 m2
EER	2.5

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