



18/18 Cromwell Circuit, Isabella Plains

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**FOR SALE**

\$650,000+

**VIEW**

Sat 21st Feb @ 10:00AM - 10:30AM

**AGENTS**

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## Easy-Care Living with Space, Solar & a Superb Location

Set within the well-regarded Lanyon Ridge complex, this refreshed three-bedroom townhouse offers comfort, functionality and excellent value in the heart of Isabella Plains.

Freshly painted with brand new carpet throughout, the home feels light, clean and ready to move straight in. Two separate living areas provide flexibility for families, first-home buyers or investors, while the large kitchen offers plenty of bench space and storage, complete with dishwasher, electric cooktop and oven.

The master bedroom includes a built-in robe and enjoys direct access to the two-way bathroom, while the third bedroom also features a built-in robe. Year-round comfort is assured with a split system, and the home is further enhanced by a 6.6kW solar system with 15 panels, helping keep energy costs down.

Outside, the large, flat and blank backyard is a rare find - perfect for kids, pets or those wanting to create their own outdoor retreat.

Additional highlights include excellent storage in the laundry, a single garage plus an extra off-street parking space.

Located in a tidy, friendly complex and close to local shops, schools and transport, this is low-maintenance living with all the right extras.

An unbeatable location tops off this fantastic home. With walking and bike trails, wetlands, parks and playing fields over the road, plus shops and top schools only minutes away, you'd be hard pressed to find a more convenient location. You're only minutes from Tuggeranong Town Centre and link roads into the city. A home with so many great features won't last, make your move today.

- Welcoming single level 3 bedroom home in Lanyon Ridge
- 6.6kW solar system with 15 panels
- Generous kitchen with dishwasher, full size pantry and electric oven/cooktop
- Large, private and secure courtyard
- Master bedroom with built-in robes and two additional bedrooms, one with built-in robes
- Large family bathroom with separate bath and shower
- Large separate laundry with rear access
- Single garage with motor and additional parking and side access
- Reverse-cycle split system
- Metres from quality primary and high schools including Mackillop College
- Close to shops, transport and link roads to the city
- Living space: 105m<sup>2</sup>
- Garage: 21.18m<sup>2</sup>
- Land size: 336m<sup>2</sup>
- House built: 1989
- Body Corporate: \$581.57 per quarter
- Rates: \$2989 per annum
- Land tax: \$3919 per annum (if applicable)
- 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	CT0HQH
Property Type	House
House Size	105 m <sup>2</sup>
Land Area	336 m <sup>2</sup>
EER	1.5

#### Sally McCallum 0410 835 087

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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.

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All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
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