




27/146 Ellerston Avenue, Isabella Plains

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## Low-Maintenance Living in the Heart of Isabella Plains

Nestled within the sought-after Rosewood Park complex, this well maintained three-bedroom townhouse offers a comfortable and practical lifestyle with the convenience of nearby schools, shops, and easy access to major arterial roads.

Designed for easy living, the home features a north-facing aspect to the front, allowing natural light to fill the lounge room and master bedroom. Timber laminate flooring flows through the living areas, complimented by Roman blinds and ceiling fans throughout, creating a welcoming and comfortable environment year-round. A split-system air conditioner provides additional climate control.

The open-plan kitchen and dining area forms the heart of the home, featuring an electric cooktop, under-bench oven, dishwasher, and a skylight that enhances the sense of space and light.

The thoughtfully designed floorplan offers segregated bedrooms for added privacy. The master and second bedrooms include built-in robes, while all bedrooms are fitted with carpet for comfort. Bedrooms two and three also benefit from external roller shutters.

**FOR SALE**  
\$600,000+

**VIEW**  
Sat 20th Jun @ 12:30PM - 1:00PM

**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.

 **LJ Hooker**

A spacious bathroom and laundry combination adds functionality, complete with a corner spa bath, skylight, medicine cabinet, and separate toilet.

Outside, the home continues to impress with both a private front courtyard featuring a small deck and a low-maintenance rear yard, providing multiple outdoor spaces to relax and enjoy. Completing the package is a single garage with remote access, offering secure parking and convenience.

This an excellent opportunity for those seeking low-maintenance living in a peaceful and established community.

#### Features

- Located within the Rosewood Park complex
- North-facing lounge room and master bedroom
- Timber laminate flooring throughout living areas
- Roman blinds throughout
- Ceiling fans throughout
- Split-system air conditioning
- Open-plan kitchen and dining area
- Dishwasher
- Skylight in dining area
- Segregated bedroom layout
- Master and second bedroom with built-in robes
- External roller shutters to bedrooms two and three
- Spacious bathroom and laundry combination
- Corner spa bath
- Skylight in bathroom/laundry
- Separate toilet
- Private front courtyard with deck
- Low maintenance private backyard
- Single garage with remote access
- Close to shops, schools, and arterial roads

#### Facts & Figures

- Living area: 100 m<sup>2</sup>
- Garage area: 19.8 m<sup>2</sup>
- Built: 1994
- Rates: \$2,689.50 p/a
- Land Tax: \$3,492.46 p/a (if applicable)
- EER: 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.

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## MORE DETAILS

Property ID CVRHQH  
Property Type House  
House Size 95 m2  
EER 5

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

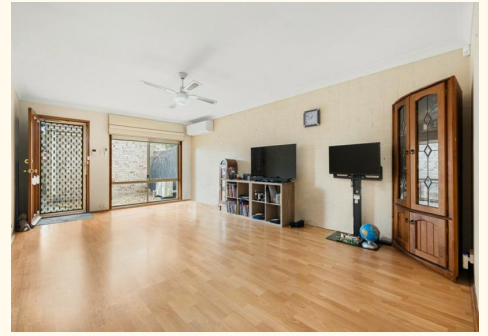
Sales Consultant | [sally.mccallum@ljhooker.com.au](mailto:sally.mccallum@ljhooker.com.au)

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

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

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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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