

10 William Wilkins Crescent, Isaacs, ACT 2607



Sold House

Tuesday, 15 August 2023

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Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 695 m²

Type: House

\$1,225,000

This home offers the ever-popular, 3-bedroom, 2-bathroom, 2-car accommodation combo. All packaged up on a level land holding in an elevated locale, within a stone's throw to local schools & thriving shopping hubs, welcome to your new home! Upon entry you are welcomed into the formal living & dining room, featuring cosy warm carpet underfoot coupled with high ceilings. A perfect space to relax, unwind & enjoy family moments. Adjoining this space is the family room, tiled for convenience & easy-clean this light & bright area is adjacent to the kitchen. The true hub of every home, the kitchen, has been tastefully renovated & features high end appliances, built-in dishwasher for added convenience & an abundance of storage both above & below bench. This space has it all. Offering segregation, the home offers two-bedroom wings. The first toward the front of the home features the main bedroom space, a walk-in robe & renovated ensuite. Whilst the second toward the rear of the home features bedrooms 2 & 3. All three bedrooms are well sized & all feature built-in storage of their own. Fresh carpet has also been laid for additional warmth & comfort. The main bathroom servicing the rear bedrooms has been tastefully renovated featuring both shower & bathtub, perfect for the growing family. Outdoor entertainment has well & truly been taken care of in this home. Featuring an expansive & low maintenance paved area, the large covered outdoor pergola presents a perfect opportunity for gatherings with family & friends alike. The yard beyond has been landscaped & offers a low maintenance garden with established gardens, lush hedging providing privacy on all sides. All the key ingredients for your next upsize or downsize are on offer here so don't miss this opportunity to secure your new home!

The Perks:

- Modern single-level living
- Elevated locale
- Fully renovated kitchen with stone benchtops
- AEG oven, built-in microwave & induction cooktop
- Miele dishwasher
- High ceilings throughout living areas
- Fresh carpet to formal living & bedrooms
- Tiled family room & kitchen
- Ducted heating & cooling throughout
- Segregated living areas
- Segregated main bedroom with walk-in robe & renovated ensuite
- All bedrooms feature built-in storage of their own
- Main bathroom features both shower & bath
- Separate toilet
- Abundance of storage
- Paved outdoor entertainment area with covered pergola
- Low maintenance, established gardens with ideal privacy screening provided by tall hedging right around
- Double garage with automatic doors & workbench at rear
- No unapproved structures
- Above average building report
- Plenty of off-street parking

The Numbers:

- 137m² living space
- 37m² double garage
- 695m² block
- 3.92KW Solar system
- Rental estimate \$690-\$730 per week
- Energy efficiency rating of 2 stars
- Year of construction 1986
- Rates \$3,290 per annum approx.
- Land tax \$5,651 per annum approx. (investors only)
- UV \$737,000
- Only a 2-minute drive approx. to local Maple & Pine Café
- Only a 2-minute drive approx. to local IGA
- Only a 5-minute drive approx. to Canberra Hospital
- Only a 6-minute drive approx. to thriving Westfield Woden