

# 12 Whitty Crescent, Isaacs, ACT 2607

## House For Sale

Friday, 24 May 2024



12 Whitty Crescent, Isaacs, ACT 2607

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Type: House



Anthony McCormack  
0425283588



Mikaela Chan  
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## Auction

Situated in an elevated position with stunning views, this incredible home is built to last the test of time. Combining generous proportions with well thought out family living, and flexible in its design to accommodate the needs of even the most discerning buyer. Isaacs Ridge is only a casual stroll up the road perfect for lazy Sunday walks, and The Canberra Hospital and Woden Town Centre just a short drive away.

**FEATURES-** Large family home in an elevated position with stunning views- Huge master suite upstairs with walk-in wardrobe, separate dressing room/nursery, and updated ensuite- Four downstairs bedrooms, three with built-in wardrobes- Fifth bedroom with built-in storage, also suitable as a study- Large, updated main bathroom- Centrally located kitchen with granite bench tops, stainless steel appliances, walk-in pantry, and adjoining meals area- Formal living area downstairs with gas fireplace- Separate formal dining room with built-in shelving- Additional upstairs living area or rumpus room with gas fireplace and balcony- Large internal laundry with good storage- 2x ducted reverse cycle air conditioning systems- Freshly painted throughout- Ample storage options including shed, under stair storage and a large linen cupboard- Double garage with automatic doors- Large outdoor entertaining area with sundrenched north-eastern aspect- Surrounded by established gardens - Walking distance to Isaacs Ridge Nature Reserve- Close to Isaacs shops, Woden Town Centre, The Canberra Hospital and popular schools

**WHAT THE SELLERS LOVE ABOUT THE HOME** A lot of natural lighting that gives a feeling of an open space that in turn helps to relax and rest.

**STATISTICS (all figures are approximate)** EER: 1.0 Upper Level: 73m<sup>2</sup> Lower Level: 170m<sup>2</sup> Total Living Area: 243m<sup>2</sup> Garage: 42m<sup>2</sup> Land Size: 775m<sup>2</sup> Land Value: \$1,030,000 (2023) Construction: 1987 Rates: \$1,230 per quarter Land Tax: \$2,270 per quarter (only applicable if not primary residence) Rental Range: \$1,150 - \$1,200 per week