

**3/88 Julia Flynn Avenue, Isaacs, ACT 2607**



**Sold Townhouse**

Friday, 25 August 2023

3/88 Julia Flynn Avenue, Isaacs, ACT 2607

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Type: Townhouse**

**\$820,000**

Under Offer With only one sale in the complex since 2016, the savvy buyer will know to not wait long before visiting. "Tightly held" is certainly a positive for buyers! Set in a quiet boutique complex of only 7 townhouses, this lovingly maintained free-standing split-level townhouse enjoys loads of light offering the ultimate low maintenance lifestyle in a tranquil setting. A brilliantly proportioned residence, entry is through a foyer that immediately reveals a large split level family room as well as another lounge area. The kitchen and dining area have the sun streaming in during winter, opening onto a private courtyard providing shade and the perfect alfresco dining spot during summer. The king-sized master bedroom with ensuite has the benefit of large windows looking out to yet another generously sized private back yard area. Bedroom 2 has a built-in robe and easily accommodates queen bed furniture. There's also plenty of space with an actual laundry room – no European cupboard here. For any further storage needs, there is a large double garage for your items. This home is ideal for first home buyers, or those seeking to downsize, or investors. It is often difficult to find the right home – but with two living areas plus a courtyard and a backyard, plus no shared walls with other residences and so close to transport and shops - you'll not find better in the Woden District. Homes in this complex are seldom available and rarely last long, so don't miss this opportunity to acquire a quality home in this highly sought after suburb. Features include: Solid 1990 construction Premium location and tightly held Boutique complex of only 7 townhouses Freestanding townhouse with no shared walls Courtyard for alfresco dining plus private back yard Split level three bedroom ensuite residence Freshly painted throughout Large family area with feature stained glass window Separate lounge area Well maintained kitchen and dining room overlooking courtyard Stone benchtop and gas cooktop Breakfast bar, microwave hutch and wall oven Fisher & Paykel dish-drawer dishwasher Master bedroom with built-in robe and ensuite Two additional bedrooms, one with built-in robe Powder room with sink Separate laundry room with external access Large double garage with remote controls Additional private car space allocation Skylights throughout the residence Ducted gas heating Reverse cycle air-conditioning in family room Ceiling fan for excellent cross-ventilation Outdoor awnings Easy care garden Very private and quiet Great walking trails at Isaacs Ridge Located in a highly desirable location close to Isaacs Shops Transport options close by Excellent private and public schools nearby Living: 119m<sup>2</sup> Garage: 35m<sup>2</sup> Body Corporate: \$716.67 pq Rates: \$743.00 pq Water Supply & Sewerage Rates: \$175.50 pq Rent Appraisal: \$650 - \$700 per week Land Tax: \$1027.35 pq Note: All measurements and figures are approximate only Virtual styling photos used for marketing