

5 Gratton Place, Isaacs, ACT 2607

CARTER + CO

House For Sale

Wednesday, 15 May 2024

5 Gratton Place, Isaacs, ACT 2607

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Alistair Morrell
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James Carter
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Contact Agent

The Features You Want To Know: + Single level convenience + Solar system (6.6kw). + Quiet cul-de-sac location + Renovated throughout + Multiple living spaces + Large covered alfresco + Ducted air-conditioning + Double garage

Why You Want to Live Here! Welcome to 5 Gratton Place, a meticulously cared for north facing haven boasting 2 living spaces, 3 bedrooms, 1 bathroom, and a spacious double garage. Perfect for downsizers or first home buyers seeking a peaceful retreat in Isaacs. Step inside to discover a beautifully renovated interior with a spacious indoor/outdoor lifestyle, ideal for relaxation and entertainment. The large covered alfresco area beckons for summer gatherings, while ducted air-conditioning ensures year-round comfort. The double garage has been crafted oversized to cater the tools and toys. Situated in a quiet cul-de-sac, this home is just moments away from both the local shops and Isaacs ridge, offering safe passage on foot. With easy access to the Canberra hospital, Southlands shops and a choice of great schools, convenience is at your fingertips. Don't miss out on the chance to call this property home. Contact us today to secure this single level opportunity in Isaacs at 5 Gratton Place! Contact Alistair 0432 669 784 or James 0413 974 912 for your inspection today

Words from our sellers; 'Living here has been a dream. We walk through the pines every day and are still finding new trails to explore. We're spoilt with safe, clean and quiet streets, where the locals take pride in their homes and gardens. The Isaacs restaurant and cafe are both favourites of ours and we love having the grocer nearby for essentials. We are going to miss our beloved home in this lovely little cul-de-sac but know it will be adored by the next owners.'

The Statistics You Need To Know! Block: 2 Section: 530 Rates: \$826.00 (per quarter) Land Tax: \$1421.85 (per quarter, if rented) Rental Appraisal: \$720 - \$740 per week Land Size: 503 m2 (approx.) Total Living: 118.10 m2 (approx.) Garage: 35.6 m2 (approx.) Total house size: 153.70 m2 (approx.) Heating and Cooling: Ducted Reverse Cycle Air-conditioning Internet: NBN Fibre to the Node Built in: 1987 Hot Water: Electric Storage