

# 6/84 Julia Flynn Avenue, Isaacs, ACT 2607

## Townhouse For Sale

Tuesday, 26 December 2023

6/84 Julia Flynn Avenue, Isaacs, ACT 2607

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 122 m2

Type: Townhouse



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## Pre-Market Exclusive

This beautifully presented three-bedroom townhouse is the perfect choice for a small family, first home buyers, downsizers, or investors. The property boasts a renovated kitchen and bathrooms, and modern inclusions throughout, making it move-in ready for its new owners; and the private wrap-around courtyard is perfect for hosting family and friends. Within walking distance to Isaacs shops, and only a short drive to Woden and The Canberra Hospital, this home is a must-see for anyone looking for a low maintenance and convenient lifestyle. REGISTER YOUR INTEREST HERE:

<https://prop.ps/l/HZTmyN4u0LU2FEATURES>

- Gorgeous townhouse in a boutique complex in Isaacs
- Private and serene sanctuary
- Segregated main bedroom with built-in robes and ensuite bathroom
- Two additional bedrooms, one with built-in robes
- The property boasts a recently renovated kitchen, bathrooms, and laundry
- Open plan living and dining areas
- Freshly repainted throughout
- Split level design with high ceilings
- Flooded with natural sunlight
- New light fittings in dining and lounge areas
- New outdoor blinds on kitchen and lounge room windows
- New Colourbond fence with lock up gate
- Fully ducted (Daikin) inverter split system heating and air conditioning
- 4.08Kw of solar panels
- Security screened doors all around
- Leafy, well maintained courtyard gardens with paved areas for entertaining
- Double garage with automatic doors
- Located next to Isaacs playground and walking distance to Isaacs shops and Isaacs Ridge/walking trails
- Close to Marist College, Canberra College, Melrose High School, Mawson Primary School, and Farrer Primary School
- Short drive to Southlands shopping centre, The Canberra Hospital and Woden Town Centre

WHAT THE SELLERS LOVE ABOUT THE HOME

1. Abundant light
2. Private gardens
3. Toasty in winter and cool in summer

STATISTICS (all figures are approximate) EER: 3.5 Home Size: 122m<sup>2</sup> Garage: 34m<sup>2</sup> Construction: 1990 Rates: \$769 per quarter Land Tax: Strata Levy: \$899 per quarter (admin + sinking fund) Rental Range: