

# 6 Edney Place, Isaacs, ACT 2607

## Sold House

Monday, 14 August 2023



6 Edney Place, Isaacs, ACT 2607

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 487 m2

Type: House



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## Contact agent

Situated in popular Isaacs, this beautifully presented three-bedroom home offers all the hallmarks of sought-after living: location, lifestyle, and comfort. Positioned in a quiet cul-de-sac and offering a practical layout, with gorgeous renovations and updates throughout, a fantastic outdoor entertaining deck and a spacious backyard for kids and pets to play. Don't miss your opportunity to secure a wonderful place to call home.

**FEATURES** - Single level home in quiet cul-de-sac- Large main bedroom with walk-in robe and ensuite- Two additional bedrooms, both with built-in robes- Spacious open plan living and dining area - Stunning renovated kitchen with stone waterfall island bench, quality appliances and ample cupboard space- Family room adjacent to kitchen with access to outdoor entertainment area- Main bathroom with separate toilet- Remote operated blinds in living areas- Separate laundry- Large covered outdoor entertaining deck to the rear- Spacious backyard with easy care gardens fitted with in-built irrigation systems- Additional paved entertaining area- Double garage with automatic doors- Ducted gas heating throughout - Ducted evaporative cooling throughout - Proximity to quality schools, Isaacs shops, Southlands shopping centre, The Canberra Hospital, Woden Town Centre and walking distance to Isaacs Ridge Nature Reserve

**WHAT THE SELLERS LOVE ABOUT THE HOME**

1. Whisper quiet cul-de-sac in a safe neighbourhood with friendly neighbours.
2. Entertainer's dream from the kitchen leading out onto the deck, great place to hold a BBQ!
3. Beautiful floor to ceiling windows that bring the greenery from outside in.

**STATISTICS** (all figures are approximate) EER: 2.0 Home Size: 126m<sup>2</sup> Garage Size: 39m<sup>2</sup> Land Size: 487m<sup>2</sup> Construction: 1989 Land Value: \$580,000 (2022) Rates: \$793 per quarter Land Tax: \$1,617 per quarter (only applicable if not primary residence) Rental Range: \$680 - \$700 per week