

# 7 Dettmann Close, Isaacs, ACT 2607

## House For Sale

Thursday, 7 March 2024

7 Dettmann Close, Isaacs, ACT 2607

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 487 m2

Type: House



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## Auction

If location and long-term potential with the ease of low maintenance living are high on your wish-list, this home is not to be missed. Offering a great practical layout with spacious living areas and bedrooms, gorgeous renovations throughout, and a large sunroom opening to the private yard with established gardens - there's nothing to do but move in and enjoy. Walking distance to the local cafe, parks, and Isaacs Ridge, and only a short drive to Woden Town Centre.

**FEATURES**

- Single level separate title home in a quiet cul-de-sac location
- Three generous bedrooms, all with built-in wardrobes
- Main bedroom with ensuite bathroom
- Spacious formal living and dining area with reverse cycle air conditioning unit
- Renovated kitchen (2021) with stone benchtops, quality appliances, and ample cupboard and bench space
- Meals area adjacent to kitchen
- Renovated bathrooms and laundry
- Large sunroom
- Paved BBQ area with Vogue Pergola
- Fully landscaped gardens with irrigation system
- LED downlights in lounge, kitchen, meals area, and garage
- Skylights in formal dining, kitchen, bathroom, and main bedroom. Main bedroom skylight with solar dimmer switch.
- Recently updated flooring throughout
- Chandeliers in lounge, meals and main bathroom – all replicas from the Venice castle
- Security alarm system
- Solar panels
- Soundless Mercator ceiling fans in all three bedrooms
- Solar ceiling fan in kitchen
- Outside awnings to second bedroom and bathroom
- Gutter guards installed
- Security screens on all windows (Crimsafe screens to sun room windows, lounge room windows, front door and window)
- Blinds on all internal windows
- Double garage with one automatic door, and access to sunroom
- Updated DV Board plus Smart meter
- Walking distance to Maple & Pine Cafe, local playgrounds, and Isaacs Ridge
- Short drive to Southlands shopping centre, Woden Town Centre, the Canberra Hospital, and Marist College
- Within catchment area for Farrer Primary School, Melrose High School and Canberra College

**WHAT THE SELLERS LOVE ABOUT THE HOME**

1. The tranquility of the park and the birds around our home.
2. The walking trails which we and our dog, Daisy, use daily.
3. All the friendly neighbours.

**STATISTICS** (all figures are approximate)

EER: 1.5 Living Area: 123m<sup>2</sup> Garage: 38m<sup>2</sup> Construction: 1988 Land Size: 486m<sup>2</sup> Land Value: \$580,000 (2023) Rates: \$674 per quarter Land Tax: \$1,640 per quarter (only applicable if not primary residence) Rental Range: \$680 - \$700 per week