

9/2 Adkinson Close, Isaacs, ACT 2607

Townhouse For Sale

Tuesday, 20 February 2024



9/2 Adkinson Close, Isaacs, ACT 2607

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 94 m2

Type: Townhouse



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\$729,000+

Well positioned in a boutique complex, this single level townhouse offers so much more, with all the sought after features of a traditional home and added lifestyle benefits of a low maintenance dwelling in a fantastic location. Thoughtfully designed with two generous bedrooms, open plan living and dining, updated kitchen, and low maintenance gardens, this is the perfect opportunity for those looking to enter the property market, downsize or invest. Walking distance from Isaacs shops and Isaacs Ridge, and only a short drive to Southlands shopping centre, Woden & The Canberra Hospital.

FEATURES

- Single level freestanding townhouse in a boutique complex of 9 homes
- Updated kitchen with good quality appliances and ample storage
- Two bedrooms, both generous in size and with built-in wardrobes
- Updated laundry
- Two-way bathroom with access from main bedroom and hallway
- Separate toilet
- Family room or meals area off kitchen
- Generous, open plan living and dining area
- Spacious backyard with low maintenance gardens
- Side gate access with colorbond fencing
- Paved front courtyard
- Reverse-cycle ducted heating and cooling installed throughout (installed 2022)
- Reverse-cycle wall unit in living room
- Ceiling fan in main bedroom
- Repainted throughout
- New flooring installed in dining, kitchen, and laundry
- New window blinds installed throughout
- Single lock up garage with automatic door
- Single allocated secondary car park
- Walking distance to Isaacs shops and Isaacs Ridge
- Proximity to Southlands Shopping Centre, Woden Town Centre, and The Canberra Hospital
- Proximity to local schools such as Farrer Primary School, Mawson Primary School, Melrose High School, and Marist College

STATISTICS (all figures are approximate)

EER: 0.5 Home Size: 94m² Garage: 25m² Land Size: 359m² Construction: 1987 Rates: \$829 per quarter Land Tax: \$1,152 per quarter (only applicable if not primary residence) Strata Levies: \$622 per quarter (admin + sinking fund) Rental Range: \$530 - \$550 per week