

12 Reddall Cl, Isaacs, ACT, 2607

House For Sale

Thursday, 18 July 2024



12 Reddall Cl, Isaacs, ACT, 2607

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Type: House

Easy living in a prime lifestyle pocket

Located in a peaceful and tightly held cul-de-sac, this lovingly maintained and presented family home is ready to welcome new owners. Perfect for the astute buyer who is looking for quality and a flexible layout, with light-filled living spaces that link perfectly for full utilisation of both indoor and outdoor areas of the home. Cleverly designed to take full advantage of its northern aspect, in a gorgeous position close to Isaacs Ridge, and surrounded by beautiful established gardens. You won't want to miss this one!

FEATURES

- Located in a peaceful and tightly held cul-de-sac
- Only moments from Isaacs Ridge
- Single level home on a flat block
- Future proofed and easily converted to be wheelchair accessible
- Huge, segregated master bedroom with walk-in wardrobe and ensuite
- Separate formal living and dining room
- Sound proofing between ensuite and living room
- Three additional bedrooms, all generous in size and with built-in wardrobes
- Modern kitchen with quality appliances, including a 900mm cooktop and oven, and ample cupboard and bench space
- Family room and meals area adjacent to kitchen with gas fireplace and built-in Sydney Blue Gum shelving
- Ducted reverse cycle air conditioning throughout
- Ducted vacuum system
- Floating timber floors in kitchen and living areas
- 24 solar panels with solar inverter (55c return with 4-years remaining on contract)
- Large, covered north-facing entertaining deck
- Beautiful established gardens with veggie patches, fruit trees and garden shed
- Fully automated irrigation system
- Lockable, secure yard
- Four car garage with automatic doors, shelving and removable workshop
- Single carport (removable), great for parking a boat or trailer
- Crimsafe screens installed throughout
- Short walk to public transport
- Small complex of only 6 homes – a fantastic, supportive community
- Close to the local shops, Southlands Shopping Centre, The Canberra Hospital and Westfield Woden
- Close to popular schools

WHAT THE SELLERS LOVE ABOUT THE HOME

1. Friendly, supportive neighbourhood community;
2. Peaceful environment, close to all the requirements of urban living;
3. We fully refurbished our home 6 years ago, so it's virtually a new home in an established, easy care garden. The expansive outdoor deck in summer is like living in a tree house!

STATISTICS (all figures are approximate)

EER: 4.5

Living Area: 190m²

Garage: 60m²

Construction: 1994

Strata Levies: \$1,440 bi-annually (admin + sinking fund)

Rates: \$1,049 per quarter

Land Tax: \$1,591 per quarter (only applicable if not primary residence)

Rental Range: