

17 Rule Street, Isaacs, ACT 2607

CARTER + CO

House For Sale

Friday, 5 July 2024

17 Rule Street, Isaacs, ACT 2607

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 432 m2

Type: House



Alistair Morrell
0432669784



James Carter
0413974912

AUCTION

The Features You Want To Know!+ 3 bedrooms+ 2 bathrooms, including ensuite+ Double car garage + 2 living spaces & Dining or study + Backs onto reserve+ Elevated position+ Internal courtyard+ Reverse cycle split systems+ Quiet street+ Close proximity to hospitalWhy You Want to Live Here!Discover the epitome of serene living at 17 Rule Street, Isaacs. This beautifully appointed residence features three spacious bedrooms and two modern bathrooms, catering perfectly to families or those seeking extra space. A double car garage ensures ample parking and storage, while two living areas provide flexibility-a perfect blend of relaxation and functionality. The option for a dedicated dining area or study adds further versatility to suit your lifestyle.Enjoy the tranquility of an elevated position, coupled with the privacy and charm of backing onto a pine reserve, with a short stroll you find yourself at Isaacs ridge. An internal courtyard provides a private place for kids to play or a barbecue with friends, ideal for relaxation or hosting gatherings in a peaceful setting.Situated in a quiet street, this home offers peace and privacy, enhanced by the convenience of being close to essential amenities, including the hospital and Southlands shops, an ideal location for healthcare professionals or families wanting the exclusivity of Isaacs.Seize the opportunity to make 17 Rule Street your new address and experience a harmonious blend of comfort and natural beauty. Homes like this don't stay on the market for long, get in touch today!WORDS FROM OWNER Living at 17 Rule Street has been a pleasure - it is a peaceful and quiet corner of Canberra. There is nothing like the scent of pines and the musical calls of the birds in the morning - especially with a cup of tea or coffee in the courtyard, it is a great way to start each day. The shaded nature reserve behind the house feels like an expansion of the backyard, and has allowed our kids to safely play sports and games amongst themselves and friends. For a quick getaway outside, the walking trail connecting to Isaacs Ridge is hard to beat. We have enjoyed our time here, but now it is time to let another family enjoy our home.This home is a must inspect contact Alistair 0432 669 784 or James 0413 974 912 today for your inspection. The Statistics You Need To Know!Block 4Section 546 Rates \$3,188.99 per annum (approx.)Land tax (if rented) \$5,425 per annum (approx.)Rental Appraisal: \$720 - \$740 per weekLand Size: 432m2 (approx.)Total Living: 131 m2 (approx.)Garage: 40 m2 (approx.)Total house size: 171.86 m2 (approx.)Heating and Cooling: R.C UnitsBuilt 1991 HWS electric Internet NBN "never connected