

**3 Kilgour Place, Isaacs, ACT, 2607**



**House For Sale**

Thursday, 24 October 2024

3 Kilgour Place, Isaacs, ACT, 2607

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



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## A Stunning Retreat Nestled in a Tranquil cul-de-sac in the Desirable Suburb of Isaacs

Welcome to 3 Kilgour Place, a stunning retreat nestled in a tranquil cul-de-sac in the desirable suburb of Isaacs. This exceptional family home boasts a wealth of features designed for comfort, convenience, and entertaining, all while being conveniently located near schools, shops, and public transport.

As you enter, you are greeted by a large flowing dining and family area that effortlessly connects to the heart of the home - a spacious kitchen fitted with high-end appliances, Corian benchtops, and a built-in dishwasher, ensuring culinary delights are made with ease. Adjacent to the kitchen, you'll find a separate formal dining area that leads into another lounge/family room, perfect for both everyday gatherings and special occasions.

The home offers a comfortable layout with multiple living spaces, including a separate lounge room with sliding doors that provide privacy when needed. For those working from home, a large office space or potential sixth bedroom with a built-in robe offers flexibility.

Retreat to the master bedroom, which features a walk-in robe and a lavish ensuite with a double vanity, a shower, and a luxurious spa bath - your personal oasis for relaxation. There are three additional bedrooms upstairs with ample storage and built-in robes. The downstairs bedroom (or guest room) is complete with sliding door access to a private patio area.

The home is thoughtfully equipped with practical amenities, such as a spacious laundry with a sink and ample storage, a separate toilet, and a linen closet for added convenience. The main bathroom also delivers luxury with a shower, vanity with extensive storage, and a spa bath, ensuring every family member enjoys their privacy.

Step outside to the outdoor seating area, perfect for family gatherings or entertaining friends. The outdoor upper area features a large grassed area and a covered cabana, ideal for hosting backyard barbecues. Take a dip in the large fenced pool area that provides ample storage for lounge chairs, surrounded by a beautifully landscaped back garden with stepping stones for ease of movement.

This property offers a long driveway leading to a double garage with additional work or storage area, ensuring ample parking for you and your guests. Additional features include split system air conditioning and under carpet heating in the rumpus/media room for year-round comfort and backing onto a serene reserve, showcasing stunning mountain views.

Experience the perfect blend of modern living and peaceful surroundings at 3 Kilgour Place, Isaacs. With its impressive layout and prime location, this is a home you won't want to miss.

### Features:

- Window Treatments
- Ducted gas and underfloor heating
- 2 Evaporative Cooling Systems
- Under carpet heating in media/rumpus room
- Intel Link WIFI Video Intercom system
- Automated irrigation system
- Evaporative Cooling and Ducted Heating Systems
- Built-In Wardrobes
- Bush Retreat
- Mountain Views
- Close to Schools
- Close to Shops
- Close to Transport
- Pool
- 5 bedrooms

2- 3 bathrooms2

- 1 study area

EER: 5.0

Rates: \$1,350pq

Land Tax: \$2,839pq

UV: \$1,186,000 (2023)

Block Size: 1415m<sup>2</sup>

House Size: 262.5m<sup>2</sup>

Note: all figures are approximate!