

6 Hoy Place, Isaacs, ACT, 2607

VERV

House For Sale

Friday, 9 August 2024

6 Hoy Place, Isaacs, ACT, 2607

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Type: House



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Exquisite Home Backing Isaacs Nature Reserve with Stunning Views and Resort-Style Pool

Nestled in an exclusive location, this property offers the perfect blend of luxury, comfort, and natural beauty. Situated in a breathtaking location backing Isaacs Nature Reserve, this home provides unparalleled privacy and tranquility, backing onto a lush and private nature reserve. Enjoy panoramic vistas, whether you're sipping your morning coffee or relaxing in the evening, the stunning views will captivate you.

Number 6 is an exquisite home featuring five generously sized bedrooms, ensuring comfort and flexibility for living and entertaining. The luxurious master suite includes a walk-through robe leading to a stylish ensuite. The living and formal dining areas provide amazing views, creating a perfect setting for both relaxation and entertainment. Multiple living areas and three separate outdoor living areas ensure there is a place for every occasion and season.

Every chef will enjoy this gourmet kitchen, designed and installed by The Kitchen Company, boasting custom cabinetry, 20mm Caesarstone countertops, a large walk-in pantry, AEG 900mm induction stovetop, oven, integrated rangehood and Bosch dishwasher. The kitchen seamlessly flows into the family dining and living areas, which are bathed in natural light from large windows. The southern wing of the home offers three secluded bedrooms, ensuring privacy and peace.

The outdoor space is an entertainer's paradise, finished with luxurious outdoor solar heated pool, surrounded by elevated timber patio perfect for relaxation and entertaining with stunning views. The backyard is designed by Manuka Gardens, features an automated sprinkler system and numerous zones for flexible outdoor living, including an internal courtyard facing Isaacs Ridge, a deck off the family room, and a pool deck with extraordinary vistas.

Nature lovers will appreciate the easy access to Isaacs Ridge, where you can watch the morning sun and enjoy sunsets over the ranges from the other side of the house. The property also offers ample walking trails, including the Canberra Centenary Trail and Isaacs Pine Forest, with direct side gate access from the backyard to Isaacs Ridge.

Features Include:

- Breathtaking and elevated location
- Stunning views over Woden Valley
- Generous 1089m² block of land
- Backing Isaacs Nature Reserve
- Extensively renovated home
- Premium Vinyl timber flooring
- Five spacious bedrooms
- Two bathrooms (ensuite & main)
- Double brick garage attached with automatic door (one door on WIFI)
- Three separate entertaining areas outside the home
- Generous master bedroom with walk-in-robe and ensuite with corner spa
- Kitchen designed and renovated by the Kitchen Company
- Renovated designer kitchen with 20mm Ceasar stone benchtops, tiled and glass splash back
- AEG 900mm Induction Cooktop, AEG Oven, AEG Rangehood and Bosch Dishwasher
- Separate formal living and dining area
- Combined kitchen / Family living /dining
- So much natural light through large windows
- Ducted gas heating with 3 zones
- Ducted evaporative cooling
- Luxury solar heated salt swimming pool - 11x5metres
- Beautiful landscaped gardens designed by Manuka Gardens
- Fully automatic irrigation to front and back
- Space for caravan, boat or trailer to the side of the house
- Large under house storage area

- Side gate access to Isaac Nature Reserve
- Nature lovers will enjoy the walking tracks
- Short drive to Woden & Phillip Town Centre

Renovations Include*

- Freshly painted throughout
- Majority of the flooring updated throughout
- Internal and external lighting updated
- Gutter guard installed
- Kitchen fully renovated
- Gardens professionally designed and landscaped
- Joinery in built-in-robos have been updated
- Garage doors have been updated
- Fencing has been updated

EER: 1.0 stars (approx.)

Year built: 1992

Block Size: 1089m² (approx.)

Living size: 239.40m² (approx.)

Garage size: 40.70m² (approx.)

Total size = 280.10m² (approx.)

Rates: \$4,007.21 per annum (approx.)

*The renovations have occurred whilst the owners have lived in the home and have been done by them.