

67 Julia Flynn Ave, Isaacs, ACT, 2607

House For Sale

Thursday, 31 October 2024



67 Julia Flynn Ave, Isaacs, ACT, 2607

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Type: House

A benchmark for family living.

The perfect opportunity to up-size or upgrade to a large family home in Isaacs, built to stand the test of time. Elevated in its position and set back from the street, this home combines space with well thought out family living, and its flexible design will accommodate the needs of even the most discerning buyer. With a choice of living areas, generous bedrooms, and an additional multi-purpose room to the rear; the floorplan works perfectly for families with children of all ages. The home is easy to live in, private, and located close to local shops, schools, The Canberra Hospital, and Woden Town Centre.

FEATURES

- Large family home in an elevated position
- Quality build - Double brick, full slab construction
- Impressive entryway with feature stained glass windows and ceiling rose
- Formal living area to the front of the home with fireplace
- Separate family room with access to outdoor area
- Separate dining room
- Family sized kitchen with 900mm cooktop and oven, ample cupboard and bench space, and adjacent meals area
- Four generous sized bedrooms upstairs, all with built-in robes
- Master suite with large walk-in robe and ensuite
- Bedroom 5 or study downstairs with built-in robe
- Recently renovated main bathroom upstairs with walk-in shower, laundry chute and under tile heating
- Downstairs powder room
- Good sized separate laundry
- Undercover entertaining area with spa
- Large multi-purpose room to the rear with motorbike/bike access, great as an additional living area, home office, workshop, gym, etc.
- Full-sized underground cellar with power / lighting
- Solar panels
- Split system air conditioning in bedroom 5, rear sitting room and kitchen
- Ducted air conditioning to all upstairs bedrooms
- Double garage with remote controlled doors and internal access
- Side access with space to park a trailer or caravan
- Low maintenance gardens throughout
- Pet-friendly, secure backyard
- Short walk to buses, supermarket, childcare, café, playgrounds and cycle trails
- Nearby schools include Farrer Primary, Melrose High and Marist College

WHAT THE SELLERS LOVE ABOUT THE HOME

1. Plenty of space for the whole family.
2. Quiet neighbourhood with easy access to walking and cycle trails, public transport, and the centre of Canberra.

STATISTICS (all figures are approximate)

EER: 3.0

Living Area: 267m²

Garage: 54m²

Multi-purpose Room: 34m²

Block Size: 926m²

Construction: 1989

Land Value: \$822,000 (2024)

Rates: \$1,080/quarter

Land Tax: \$2,177/quarter (only applicable if not primary residence)

Rental Range: \$1,000 - \$1,050/week