

6 Rosson Pl, Isaacs, ACT, 2607

Townhouse For Sale

Thursday, 31 October 2024



6 Rosson Pl, Isaacs, ACT, 2607

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse

Single level home in a private, leafy setting

Perfectly positioned to take advantage of the leafy Isaacs surrounds, this incredibly spacious townhouse provides an opportunity for first home buyers, professionals, or downsizers looking to maximise their lifestyle. The home is easy to live in, private, and within proximity of shopping precincts and scenic walking trails.

FEATURES

- Single level townhouse in a quiet, leafy street
- Private position backing parkland
- North facing from the rear
- Three spacious bedrooms, all with built-in robes
- Master bedroom with walk-in robe and ensuite
- Large, open plan living and dining room with beautiful light
- Good sized kitchen with ample cupboard and bench space, and quality appliances including Smeg oven, induction cook top and rangehood
- Easy care front and rear courtyards
- Brand new carpets throughout
- Ducted gas heating
- Electric air conditioner (cooling only)
- Double garage with internal access and remote-controlled doors
- Complex amenities include a swimming pool and tennis court
- Walking distance to Rosson Playground, Julia Flynn Ave bus stops, Isaacs shops and Isaacs Ridge nature trails
- Short drive to Southlands shopping centre, the Canberra Hospital and Woden town centre
- Close to Mawson Primary School, Farrer Primary School, Melrose High School and Marist College Canberra

WHAT THE SELLERS LOVE ABOUT THE HOME

1. Beautiful light, sunny in Winter and shaded in Summer.
2. The atrium adds to the light and has enabled us to have very lush and happy houseplants.
3. Although we are part of the complex, this townhouse has its own street frontage and is very private and quiet.

STATISTICS (all figures are approximate)

EER: 3.0

Living Area: 148m²

Garage: 41m²

Land Size: 349m²

Construction: 1989

Rates: \$1,005 per quarter

Land Tax: \$1,444 per quarter (only applicable if not primary residence)

Strata Levies: \$1,165 per quarter (admin + sinking fund)

No. Homes in Complex: 20

Rental Range: \$670 - \$700 per week