

138 Julia Flynn Avenue, Isaacs

Executive Elegance with Family Flexibility in Prestigious Isaacs

Positioned in one of Woden Valley's most tightly held enclaves, this impeccably renovated residence in Isaacs delivers executive sophistication without compromising on family functionality. Designed for those who appreciate refined finishes and generous proportions, the home offers a coveted northerly aspect, multiple living zones, seamless indoor-outdoor flow and breathtaking views to the Brindabellas.

Set back from the road for ultimate privacy, the front of the home sets the tone for the sophistication inside, featuring manicured lawns, raised garden beds, a charming front porch and courtyard with water fountain. At its heart, a stunning open plan kitchen, family and dining domain sets the tone for modern luxury, all embracing the northerly aspect. The kitchen has been thoughtfully renovated to an exceptional standard, featuring waterfall stone benchtops, a substantial island, 900mm oven and cooktop with silent in ceiling range hood, dishwasher and an impressive butler's pantry. Entertaining is effortless, whether hosting formal gatherings in the separate living room or relaxed evenings by the fireplace in the main living area. A dedicated rumpus room with yard access provides invaluable separation for growing families, teenagers or work-from-home

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FOR SALE
Auction

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Interested parties must rely solely on their own enquiries.



flexibility.

The main suite is a true retreat, complete with built-in robes with custom storage & lighting, ceiling fan, bay window overlooking the beautiful front courtyard and gardens plus a ceiling-mounted retractable TV mechanism for streamlined living. The beautifully renovated ensuite showcases dual vanities, skylights and heated towel rails, creating a luxurious, hotel-inspired feel. Four additional bedrooms, all with built-in robes and new carpet, ensure abundant accommodation for family and guests. Three bedrooms are positioned off the rumpus room downstairs for ideal family segregation.

Outdoors, the lifestyle offering is exceptional. A fully fenced backyard reveals a spectacular 60sqm semi-covered deck with an in-ground spa beneath a skylight - the ultimate private sanctuary. A paved basketball court, established garden beds, 3 x 3 shed and framing greenery with jasmine complete the picture. Ideal positioning captures sweeping views towards the Brindabella Ranges, adding a breathtaking natural backdrop to daily life.

Comfort is assured year-round with ducted gas heating, split systems to the living room and rumpus, ceiling fans and a feature fireplace. An oversized laundry with extensive storage and a double garage with remote access and internal entry further enhance everyday practicality.

Located moments from the walking trails of Isaacs Ridge Nature Reserve and offering swift access to Woden Town Centre, Canberra Hospital and the CBD, this is a premium address combining executive calibre with family warmth.

Features:

- Executive, renovated five-bedroom residence
- North facing
- Open plan kitchen, family and dining plus separate living room
- Separate rumpus room with yard access
- Designer kitchen with waterfall stone island & butler's pantry, 900mm oven & cooktop, silent in ceiling range hood, dishwasher & extensive storage
- Luxurious main suite with retractable ceiling TV, custom storage & renovated ensuite with hidden power outlets in drawers
- Sheer curtains to living area and main bedroom
- Four additional bedrooms with built-in robes & new carpet
- 60sqm semi-covered entertaining deck with in-ground spa & skylight
- Paved basketball court, garden beds & 3 x 3 shed
- Views to the Brindabellas
- Ducted gas heating, split systems & fireplace
- Oversized laundry with abundant storage
- Double garage with remote & internal access
- Fully fenced yard with front, side & rear courtyards and established greenery and florals including jasmine
- Clever under stair storage

Land size: 820m² (approx.)

Living size: 190m² living + 48m² garage (approx.)

Land value: \$729,000 (2025)

Rates: \$4,552 p.a (approx.)

Land tax: \$9,297 p.a (approx.) (only if rented)

Construction: 1988

EER: 3.5 stars



MORE DETAILS

Property ID	JTCH5W
Property Type	House
EER	3.5
Including	Air Conditioning
	Ducted Heating
	Spa
	Deck
	Dishwasher
	Outdoor Entertaining
	Floorboards
	Built-in-Robes
	Fully Fenced
	Remote Garage

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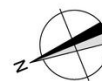
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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