



6 Kaepfel Place, Isaacs

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## A Peaceful Family Oasis Moments from Isaacs Ridge Nature Reserve

**FOR SALE**  
\$1,690,000 - \$1,740,000

**VIEW**  
By Appointment

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Perfectly positioned just moments from the Isaacs Ridge Nature Reserve, this thoughtfully designed split-level residence offers a rare combination of unique architecture, versatile living spaces, and a tranquil setting. From the moment you arrive, the home's private entrance creates an immediate sense of seclusion and retreat from the outside world.

Step inside to discover a floor plan that has been carefully crafted to capture the beauty of the surrounding gardens from almost every room. Multiple open-plan living areas ensure there is ample space for family gatherings, quiet relaxation, and effortless entertaining. The formal lounge, enhanced by a striking raked ceiling and built-in bookshelves, is the perfect spot to unwind, while the extended family room at the rear, soaring high ceilings, provides a separate space for larger get-togethers or a quiet escape.

At the heart of the home, the gourmet kitchen is both stylish and functional. Featuring a 5-burner gas cooktop, Bosch oven, Miele dishwasher, ample storage, and a picturesque outlook over the lush

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 **LJ Hooker**

rear garden, it's a space designed for both everyday ease and special occasions. Flowing seamlessly from the open-plan kitchen and dining area is a beautiful courtyard, ideal for alfresco dining, morning coffee or weekend barbecues.

Accommodation is generous, with four well-appointed bedrooms. The main bedroom offers a built-in robe and a large ensuite, while the second and third bedrooms face north to capture natural light. The fourth bedroom also includes a built-in robe, providing flexibility for guests or extended family.

Two dedicated home offices make working from home effortless, and a separate laundry with extra storage adds to the home's practicality. The gardens are beautifully maintained and designed for easy care, with a peaceful backdrop for daily living. For those needing more storage, a spacious shed sits alongside the double lock-up garage.

Features:

- Set back from the street with a private, welcoming entrance
- Formal lounge with raked ceiling and built-in bookshelves
- Extended rear family room with high ceilings, separate from the main living areas
- Multiple formal and informal living spaces with ceiling fans for year-round comfort
- Main bathroom with full-size bathtub
- Main bedroom with built-in robe and generous ensuite
- Second and third bedrooms with a north-facing aspect, fourth with built-in robe
- Gourmet kitchen with 5-burner gas cooktop, Bosch oven, Miele dishwasher, ample storage, and garden views
- Beautiful courtyard flowing from the open-plan kitchen and dining area
- Separate laundry with extra storage
- Lush, established gardens with sun-filled outdoor entertaining areas
- Level block with low-maintenance yard and double lock-up garage
- Spacious storage shed adjacent to the garage
- Peaceful, private setting just moments from Isaacs Ridge Nature Reserve

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## MORE DETAILS

Property ID	1U46FMF
Property Type	House
House Size	231 m2
Land Area	1146 m2
EER	4.5
Including	Study Air Conditioning Ducted Heating Deck Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Liveability

**Stephen Thompson 0418 626 254**  
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Manuka

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