

1/16 Everist Street, Taylor, ACT 2913



Sold Townhouse

Friday, 3 November 2023

1/16 Everist Street, Taylor, ACT 2913

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 82 m2

Type: Townhouse



Rahul Mehta
0404895162



Arjun Choudhary
0450618727

\$580,000

This stunning north-facing property offers the perfect opportunity in this sought-after enclave of Taylor. Whether you are a savvy investor looking for an easy-care addition to your portfolio, or you want to indulge in a modern lifestyle surrounded by nature, this near-new townhouse has been crafted for you. The light filled interiors & modern décor are complimented by the 84m² oversized courtyard perfect for entertaining in style or to relax in comfort. The unique position on offer here is opposite parkland, pond and a host of walking paths that weave their way through the suburb which you can enjoy on a daily basis. The property has been well-designed with a focus on open plan living with 82m² of living, providing a true sense of space throughout whilst also ensuring the living areas are versatile. Natural light can be enjoyed throughout the home, with large windows on both sides to ensure a comfortable living environment. Set over two levels, enjoy the privacy on offer as upstairs the two bedrooms & two bathrooms are well segregated from the living space. Both bedrooms are generous in size, contain built in robes and boast pleasant views to wake up to each morning. Downstairs, the kitchen is well equipped, ensuring all those homemade meals are well catered for, and offers stone benchtops & stainless steel appliances. There is an additional powder room on this level adding to the privacy of the accommodation zone. Relax outside with the oversized courtyard providing added space & privacy, this sunny north facing space can be utilised all year round. Entertaining will become a regular occurrence here, as this area is an ideal space for hosting family & friends. Other notable features of the home include a reverse cycle heating and cooling split system, 6mm thick windows, high quality bathroom fixtures and tiled flooring to the lower floor. Car accommodation is catered for with a carport conveniently positioned at the rear of the home with instant access through the living area. The location is a true highlight of this property. It is located within walking distance to the Margaret Henry School, Taylor Child Care Centre & playing ovals making it ultra-convenient, the Gungahlin Town Centre & Casey shops are also only a short drive away.

Summary of features:

- 2 bedrooms with built in robes
- 2 bathrooms
- Separate powder room downstairs
- 1 carport
- Open plan living area downstairs
- Generous bedroom sizes upstairs (both with built in robes)
- Pleasant views
- North-facing oversized courtyard
- Well-appointed kitchen with stone benchtops & stainless steel appliances
- Reverse-cycle air conditioning (split system)
- Modern bathrooms with wall hung vanities, semi-frameless shower screen & quality fixtures

Located close to:

- Gungahlin Town Centre 8 minutes' drive
- Gold Creek Country Club 8 minutes' drive
- Gold Creek High School 7 minutes' drive
- John Paul College 6 minutes' drive
- Margaret Hendry School 4 minutes' walk
- Taylor Child Care Centre 5 minutes' walk

Key figures: (approx.)

Living area: 82m²
Courtyard: 84m²
Total home: 166m²
Year Built: 2022
Rental estimate: \$500 - \$550 per week
Strata fees: \$1,960 per annum
Rates: \$1,989 per annum
Land tax (Investor's only): \$2,538 per annum
EER: 6