

10 Gruzman View, Taylor, ACT 2913

VERV

House For Sale

Friday, 31 May 2024

10 Gruzman View, Taylor, ACT 2913

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 622 m2

Type: House



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Auction

10 Gruzman View offers a unique opportunity to own a contemporary residence in the sought-after suburb of Taylor. Discover unparalleled elegance and contemporary living at its finest with this gorgeous family home, proudly situated on a generous 622m² block. Exuding sophistication and comfort, Number 10 is a breathtaking north-facing family residence beautifully designed over a split-level and built over 216m² under roofline. The home features three gorgeously appointed living areas, a built-in study nook, and a segregated rumpus room with internal or external access. This versatile space includes a kitchenette, washing machine, bedroom, and ensuite, making it ideal for guests or multi-generational families. The accommodation is thoughtfully designed, with four generously sized bedrooms spread throughout the home, each adorned with built-in robes. The master suite boasts a sizable walk-in robe and a pristine ensuite bathroom featuring a double vanity, floor-to-ceiling marble tiling and a large shower. The heart of this home is its impressive designer kitchen, complete with a butler's pantry featuring ample storage and soft-close drawers. High-end details include 40mm stone benchtops, a 900mm gas cooktop, and premium BOSCH appliances. Adjacent to the kitchen is the light-filled open-plan family and dining area, which offers direct access to the covered alfresco area. Featuring gas connections for outdoor dining, this space is ideal for those who love to entertain. Whether you're planning a summer barbeque or a cozy evening get-together, you'll have everything you need to create memorable experiences for your guests. Outside, the low-maintenance spacious yard provides convenience and tranquillity, making it easy to enjoy the serene surroundings without the hassle of extensive upkeep.

Features:

- North-Facing
- Four generously sized bedrooms
- Master suite with walk-in robe and ensuite bathroom
- Stunning ensuite finishes with double vanity, large shower and floor-to-ceiling tiles
- Three elegantly designed bathrooms
- Three living areas plus a built-in study nook
- Segregated rumpus room with kitchenette, bedroom, and ensuite (internal and external access)
- Designer kitchen with 40mm stone benchtops, marble tiled splash back, soft close drawers and a large island benchtop.
- Butler's pantry has ample cabinetry and storage, a separate cooktop, a double sink, and a hidden dishwasher.
- Quality Bosch appliances; 900mm induction cooktop, fully integrated dishwasher, oven and microwave
- Light-filled open-plan family and dining area off the kitchen
- Large laundry with ample storage and marble-tiled splash back
- Extra-large double garage with internal access
- Ducted reverse cycle heating and cooling system
- Vinyl look timber flooring throughout
- Covered alfresco area with gas connections for outdoor dining
- Spacious low-maintenance yard with synthetic grass

EER: 5.5 Stars
Block: 622m²
Home Size: 216.80m²
Alfresco: 32.88m²
Garage: 40.29m²
Rental estimate: \$850-\$870 per week (whole house) \$700 per week (main house) \$400 per week (segregated 1 bedroom unit)
Rates \$763.00 per quarter approx.
Land Tax: \$1,319.36 per quarter approx. (only paid by investors)