

10 Taylor Street, Ngunnawal, ACT 2913

STONE

Sold House

Sunday, 13 August 2023

10 Taylor Street, Ngunnawal, ACT 2913

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 613 m2

Type: House



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\$815,000

This light-filled family home offers sophistication, elegance and space. This property is sure to impress with floating timber floors throughout, and a well-appointed kitchen with ample storage. The home conveniently offers segregated living areas, providing the family with space & privacy. The home is well thought out with landscaped gardens & plenty of space for the children and pets to run around. With a playground in the front yard and a large sandpit out the back, the kids will forever be entertained. The home also offers an enclosed entertainment deck out the front for all the family & friends to enjoy! Features Overview:- Freshly painted throughout- New carpets installed- Single-level floorplan, free-standing separate title home- NBN connected with FTTP- Age: 29 years (built in 1994)- EER (Energy Efficiency Rating): 3 Stars Sizes (Approx)- Internal Living: 111.83 sqm- Front Deck: 25.20 sqm- Porch: 4.57 sqm- Garage: 42.00 sqm- Total residence: 183.60 sqm- Block: 613 sqm Prices- Rates: \$624.5 per quarter- Land Tax (Investors only): \$963.75 per quarter- Conservative rental estimate (unfurnished): \$650 per week Inside:- Freshly painted throughout- New carpets installed- Large, segregated Master bedroom with built-in robe - Spacious bedrooms all with built-in robes- Renovated main bathroom with large bath, floor-to-ceiling tiles and separate toilet and vanity - Formal living room off the kitchen with glass sliding doors through to the back garden- Open-plan living with ample space for entertaining and/or relaxing- Formal dining space with ample natural light- Ducted reverse cycle heating and cooling- Split system installed in the family room- Wall mounted heater installed in the lounge room- Gas hot water- Laundry room with external access Outside:- Double car garage with ample space for storage- Spacious fully enclosed front deck - Large back easy to maintain garden that has ample space for the kids and pets to play- Side gate access- Beautiful front garden with playground and swings Construction Information:- Flooring: Concrete slab on ground- External Walls: Brick veneer- Roof Framing: Timber truss roof framing- Roof Cladding: Timber: Truss roof framing- Fascia: Colorbond fascia- Gutters: Colorbond gutters- Window Frames: Aluminium window frames- Window Glazing: Single glazed windows- Wall Insulation: Thermal insulation value approximately R-1.5- Roof Insulation: Thermal insulation value approximately R-3.0 with reflective foil Ngunnawal has quickly established its reputation as one of the most family-friendly suburbs to live with exceptional schools and parks, an off-leash dog park within walking distance, and a great local shopping precinct. The Casey Marketplace with its abundance of restaurants, pubs, and cafes is just a few minutes drive and the Gungahlin Town Centre is less than 10 minutes by car. Inspections:We are opening the home most Saturdays with mid-week inspections. However, If you would like a review outside of these times please email us at: jesssmith@stonerealestate.com.au Disclaimer: The material and information contained within this marketing are for general information purposes only. Stone Gungahlin does not accept responsibility and disclaims all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties make further enquiries.