

109 Everist Street, Taylor, ACT 2913



House For Sale

Thursday, 6 June 2024

109 Everist Street, Taylor, ACT 2913

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 582 m2

Type: House



Jonathan Irwin

\$1,295,000 - \$1,345,000

A home with generous proportions, built with enduring quality and premium finishes - 109 Everist Street will impress even the most discerning of home buyers. Set in an elevated position opposite green reserve, it's a must see for growing families, upgraders and those looking for that just right 'forever home'. THE HOME Walking along the travertine pathway to the welcoming covered porch and oversize front door, it quickly becomes apparent that this is a special home. The formal lounge room is a great size and enjoys wonderful morning light. It's finished with a high ceilings (2.55m) and square set corning, a feature that runs throughout the home. The Wow! kitchen is beautifully finished with stone bench tops, Smeg appliances, including 900mm cooktop, large walk-in pantry and a huge island bench with breakfast bar. The generous dining/family area provides easy living and benefits from large north facing windows making it a comfortable space in all seasons. This is the heart of the home and a natural centre for family life. The centrepiece of the space is the gorgeous combustion fireplace beautifully finished with natural stone surrounds. Flowing from this space is an inviting and well equipped covered alfresco area with a ceiling fan. The third living space, a versatile rumpus room features custom built-in cabinetry and could be used as a kids play room, games room or an extra large home office. The master bedroom is a spacious size and features a large walk-through wardrobe and an elegantly finished ensuite with stone topped vanity and Parisi fittings. There are three additional bedrooms, all comfortably sized and featuring mirror built-in wardrobes. The main bathroom features floor to ceiling tiling, fameless shower screen and bathtub. The garden has been professionally landscaped and features a level lawn area, automatic irrigation system, sandstone retaining walls, travertine paths, Japanese Maples and Ornamental Pear trees, 4000 litre water tank and a handy garden shed. The double garage benefits from a power door opener and extra height ceilings. There's also excellent driveway and off street parking. THE LOCATION Taylor is designed to be reminiscent of a traditional Canberra suburb where you can enjoy a country setting with the convenience of the city at your doorstep. The suburb features extensive parklands, playgrounds, walking paths and nature to enjoy. Community facilities include a primary school and public high school (under construction) and sporting fields. Local shops are also in planning. Taylor is located just 5km from Gungahlin Town Centre with its major supermarkets, shopping outlets, medical facilities, cafes, restaurants and light rail line into Civic. It is also only a short 4km drive to the popular Casey Market Town which includes a Supabarn & ALDI supermarket, pharmacy, gym, take-away spots and a variety of cafes and eateries. FROM THE OWNER 'The winter sun streams into the front lounge room in the mornings and the main living space throughout the day. The double glazing helps maintain the house at a pleasant temperature all year round. It has been lovely overlooking the reserve and watching the kangaroos of a morning and evening. Everything has been designed and finished to a very high standard. It has been a privilege to live in such a beautiful home.' SUMMARY Highly specced builders own home - too many features to list Elevated & quiet position opposite reserve 3 living spaces - formal lounge, family/meals & rumpus Sleek kitchen with large island bench, Smeg appliances & walk-in pantry Master bedroom with generous walk-in robe & luxurious ensuite Combustion wood fire - Heat Charm (1600 series 8) with 3 speed fan & stone surrounds Extensive built-in storage & custom joinery Panasonic ducted air conditioning - 3 zones Alhua 7 camera CCTV system 6kw (20 panel) solar system NESS deluxe security alarm system Stiebel Eltron heat pump hot water (302 litre) Powder room (third toilet) Double glazed windows Double roller blinds Attic storage area Zoned WIFI automatic irrigation system Fully landscaped - sandstone retaining walls, travertine paths, level lawn & raised vegie bed 4000L water tank 3 minute drive to child care, primary & high school (under construction) 5km to Gungahlin CBD Rates: \$792 per quarter Living: 224.6m² Garage: 43.6m² Alfresco: 21.7m² Porch: 3.8m² Total: 293.7m² Block: 581m² Build: 2021 EER: 6 All figures are approximate For further details, please contact Jonathan Irwin by submitting an enquiry form below or calling on 0421 040 082. Disclaimer: Irwin Property and the vendor cannot warrant the accuracy of the information provided and will not accept any liability for loss or damage for any errors or misstatements in the information. Some images may be digitally styled/furnished for illustration purposes. Images and floor plans should be treated as a guide only. Purchasers should rely on their own independent enquiries.