

11 Woodward Loop, Taylor, ACT 2913



Sold House

Sunday, 13 August 2023

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Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 207 m2

Type: House



Rahul Mehta
0404895162



Arjun Choudhary
0450618727

Contact agent

UPDATE: This property is now sold so all open homes have been cancelled. Thank you. This 3-bedroom north-facing property offers the perfect entry level opportunity in this sought-after enclave of Taylor without having to buy into a strata complex, as it is separate title. Located in a quiet street, the light filled interiors & modern décor are complimented by the unique position opposite parkland, nearby the kids playground & lush reserves which you can enjoy on a daily basis. Internally, the layout has been well designed spanning over 108m² of living, there is plenty of space to spread out and relax in comfort. As you enter you are greeted by the sizeable living & dining areas which are conveniently positioned by the modern kitchen creating an open plan layout. The Kitchen is well catered, and offers plenty of bench space, storage & is complete with stainless-steel appliances making sure each meal is cooked to perfection. The North facing living and dining areas open onto the delightful front courtyard making this area perfect for entertaining guests or relaxing in comfort. As you walk further in, you will find two generous sized bedrooms to the right with large built-in robes, and timber floors which are serviced by an adjacent bathroom complete with modern finishes including wall-hung vanity, semi-free standing shower screen & a bathtub. Quietly positioned to the rear is the master bedroom which is complete with a walk-in robe and an ensuite bathroom, making sure there is plenty of room for everyone to get ready in the morning. Other notable features of the home include reverse cycle heating and cooling split system, double glazed windows, tiled flooring in the living areas & timber floors in the bedrooms. Car accommodation is catered for with a two car carport conveniently positioned at the rear with direct access into the home. Externally, the property offers two separate courtyards to be used as per your requirements, ensuring that entertaining becomes a regular occurrence. The location is a true highlight of this property. It is located within proximity to the Margaret Hendry School, Upcoming Taylor shops and Parks making it ultra-convenient, the Gungahlin Town Centre & Casey shops are also only a short drive away. Summary of features: • 3 bedrooms • Master bedroom with walk-in robe & ensuite • Generous sized other 2 bedrooms both with built-in robes • 2 bathrooms • 2 car carport with roller door • Open plan living area • European style laundry • 2 courtyards • Well-appointed kitchen with stone benchtops & stainless steel appliances • Tiled flooring to living areas & timber flooring to bedrooms • Reverse-cycle split system air conditioning • Modern bathrooms with wall hung vanities, semi-frameless shower screens, bathtub & quality fixtures • Double glazed windows Located close to: • Gungahlin Town Centre 10 minutes' drive • Gold Creek Country Club 10 minutes' drive • Margaret Henry School 3 minutes' drive • Gold Creek High School 6 minutes' drive • John Paul College 4 minutes' drive Key figures: (approx.) Living area: 108m² Block size: 207m² Courtyards: 61m² Carport: 35m² Porch: 3m² Built: 2019 Rates: \$1,989 per annum Land tax (investor's only): \$2,772 per annum Rental estimate: \$650 - \$700 per week EER: 6.0 Stars