

**12 Mottram Street, Taylor, ACT 2913**

**House For Sale**

Friday, 8 March 2024

**Canberry.**

*Live Where You Love*

12 Mottram Street, Taylor, ACT 2913

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 450 m2**

**Type: House**



Shan Gao  
0457038888



Curtis Dong  
0449889665

**\$1,149,000+**

Welcome to the epitome of opulence at 12 Mottram Street, Taylor - an extraordinary residence meticulously designed by the owner, where luxury seamlessly intertwines with family living. Prepare to be captivated by the stunning façade, a testament to the unparalleled elegance that awaits within. Step into a realm of sophistication as you traverse the open plan living and dining areas, seamlessly connected yet thoughtfully separated by a distinct living space for intimate moments. The culinary masterpiece unfolds in the expansive kitchen, adorned with exquisite stone benchtops featuring a cascading waterfall edge. Unleash your inner gourmet chef with top-of-the-line appliances, including a 800mm Frankie gas cooktop, a 600mm Bosch pyrolytic oven, and a seamlessly integrated Bosch Dishwasher. Every detail is a testament to unparalleled functionality, from the Methven pull-out tap to the soft-close drawers and cupboards, all culminating in the grandeur of a spacious walk-in pantry. Indulge in the lavish sanctuary of the master bedroom, where a sprawling walk-in robe leads to a sumptuous ensuite adorned with a double vanity. Three additional bedrooms, each exuding refinement with built-in mirrored robes, are serviced by a main bathroom featuring a separate free-standing bathtub, shower, and toilet - an oasis of tranquillity. The luxury transcends the interiors to an enchanting outdoor realm, where an alfresco entertaining area beckons with its own kitchen, providing the perfect backdrop for hosting grand soirées or intimate gatherings amidst the low-maintenance garden. This residence is a testament to year-round comfort, featuring zoned ducted reverse cycle heating and cooling, along with the sophistication of double-glazed windows. Security is paramount, with a state-of-the-art video intercom, comprehensive security camera system, and an alarm system ensuring peace of mind. Now, let's unveil the secrets of daily indulgence hidden within the expansive laundry facilities. A testament to thoughtful design, the large laundry boasts abundant storage, making mundane tasks a graceful affair. Immerse yourself in the sheer luxury of efficiently organized spaces, embodying the builder's commitment to both lavish living and practical functionality. In addition to its luxurious features, 12 Mottram Street is strategically positioned in close proximity to local shops and schools. Immerse yourself in the convenience of nearby amenities, enriching your daily life with seamless access to the essentials. This property is not merely a home; it is an exquisite masterpiece, dedicated to the art of refined living. For the discerning buyer, this is not merely a home; it is an experience curated by Canberry Properties, where every facet exudes the pinnacle of luxury. Elevate your lifestyle amidst meticulous details, and discover the epitome of opulent living at 12 Mottram Street. Features: • Exquisite façade showcasing the builder's commitment to luxury • Seamless open plan living and dining, complemented by a private living space • Expansive kitchen with stone benchtops, 800mm Frankie gas cooktop, 600mm Bosch pyrolytic oven, and integrated Bosch Dishwasher • Methven pull-out tap, soft-close drawers, and cupboards, accompanied by a spacious walk-in pantry • Master bedroom with a generous walk-in robe and a lavish ensuite with a double vanity • Three additional bedrooms featuring built-in robes, serviced by a main bathroom with a free-standing bathtub • Large laundry with abundant storage • Outdoor alfresco entertaining area with its own kitchen • Low-maintenance garden curated for sophistication • Zoned ducted reverse cycle heating and cooling for year-round comfort • Double-glazed windows showcasing a commitment to premium living • State-of-the-art security features, including a video intercom, security camera system, and alarm • Playground conveniently located at the doorstep, catering to all facets of family living. Disclaimer: The material and information contained within this marketing is for general information purposes only. Canberry Properties does not accept responsibility and disclaim 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 to make further enquiries.