

**17/16 Everist Street, Taylor, ACT 2913**

**MARQ**

**Sold Townhouse**

Wednesday, 17 January 2024

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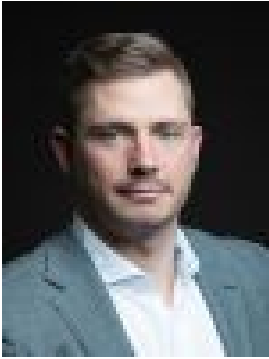
**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 154 m2**

**Type: Townhouse**



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## Contact agent

This stylish three-bedroom town home is the perfect opportunity for first-home buyers, families, downsizers, or enthusiastic investors. Showcasing sun-filled rooms throughout the residence with the attractive northerly aspect, open plan living on the ground floor extending out to the large, enclosed courtyard, three generous sized bedrooms on the upper floor each complemented with built-in robes, and an additional rumpus room providing ample versatility. Impeccable finishes and contemporary fittings throughout and within proximity to Casey Market Town, Amaroo shops, Gungahlin Marketplace and numerous parks, nature walks and trails, local schools, and public transport. - Stylish Three-bedroom dual-level town home in a boutique complex - Contemporary build curated with quality fittings and finishes throughout- Modern open-plan living, dining and kitchen area - Stone benchtops, gas cooking and stainless-steel kitchen appliances - Double-glazed windows, favourable northerly aspect - Solar passive, fresh design, Energy Efficiency Rating 6.0- Downstairs powder room, side by side double garage with internal access- Ducted reverse cycle heating and cooling throughout- Large 84sqm enclosed courtyard with street and rear access- NBN connected Fibre to the Premises- 118 sqm living and 84 sqm courtyard, 36 sqm garage- Located directly across from green space- Close vicinity of local supermarkets, schools, parks and nature trails- Buy with confidence, developed and built by Canberra's very own Nikias Diamond General Rates: \$2,003.94 approx. per annumLand Tax: \$2,177.30 approx. per annumBody Corp Fees: \$2,487.22 approx. per annumDisclaimer: Whilst all care has been taken to ensure accuracy, the material and information contained within are approximate only and no warranty can be given. MARQ Property 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