

**19/18 Shugg Street, Taylor, ACT 2913**

STONE

**Sold Townhouse**

Friday, 1 September 2023

19/18 Shugg Street, Taylor, ACT 2913

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



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## Contact agent

This delightful two-bedroom townhouse designed by DNA Architects has a perfect north-east orientation that allows you to experience uninterrupted morning sun on the east, day long winter sun on the north and an exceptional Canberra sunset overlooking one tree hill to the west. This home has the ideal blend of indoor/outdoor living with a stunning private courtyard extending off the dining area, perfect for entertaining. The sun-drenched living area seamlessly flows to the rear courtyard which overlooks nearby parklands. The present owners, an interior design duo, have completed amazing updates to the entry & patio, as well as adding custom joinery to the kitchen and laundry area to enhance the overall practicality of this home's versatile floorplan. A standout feature of this modern residence is the upstairs living area, lit up by a central skylight that can act as multipurpose space, home office or rumpus, making this townhouse a rare offering to the market. Be a part of the Foundry's closely knit group of owners who are great neighbours and take great care of the facilities. The adjacent parks, walking and bike trails, close proximately to the Margaret Henry School and the upcoming high school make it a smart choice for your next home or investment property.

**Features Overview:-** North-east facing corner townhouse, solar passive- Premium inclusions throughout- NBN connected with FTTP - Age: 2019- EER (Energy Efficiency Rating): 5.5 stars- Double glazed windows throughout

**Development Information:-** Name of development: The Foundry- Number of buildings in development: 36- Strata management: LMN Solutions

**Sizes (Approx)-** Internal Living: 90sqm- Side courtyard: 13sqm- Rear courtyard: 18sqm- Front courtyard: 8sqm- Carport: 26sqm

**Prices-** Strata Levies: \$512.52 per quarter- Rates: \$404.47 per quarter (approx)- Land Tax (Investors only): \$535.14 per quarter (approx)- Conservative rental estimate (unfurnished): \$570 - \$600 per week

**Inside:-** High quality inclusions- Double designed blinds to downstairs area- Double glazed windows throughout - Stunning kitchen with stone benchtop and additional custom cabinetry by Pioneer Kitchen- Hybrid flooring throughout ground floor with a waterproof feature - Additional storage and joinery added to the European laundry by Pioneer Kitchen- Open plan living with ample light and glass sliding doors through to the side and rear courtyard- Large master suite with built-in robe, ensuite, park views and electric blinds- Spacious second bedroom also enjoys reserve views with built-in robe- Stunning main bathroom with quality fixtures and fittings, floor-to-ceiling tiles- Upstairs landing/living area a rare offering, with additional storage- Additional electrical points added to each room- Ceiling fans in all rooms

**Outside:-** Private side courtyard backs reserve with custom anti slip rated tiles- Rear courtyard seamlessly flows from downstairs living area- Just a moment's walk to Taylor Park and Margaret Hendry School Benefiting from Taylors' peaceful, natural surroundings and within walking distance to nature reserves, schools and communal parks, Horse Park Drive and main transport routes are easily accessed. Gungahlin Town Centre, Amaroo shops and Casey Marketplace are a short drive away, this suburb will continue to come to life as the area establishes.

**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: [jessdoolan@stonerealestate.com.au](mailto:jessdoolan@stonerealestate.com.au)

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