

2/6 Grenfell Avenue, Taylor, ACT 2913

STONE

Sold Townhouse

Friday, 18 August 2023

2/6 Grenfell Avenue, Taylor, ACT 2913

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 280 m2

Type: Townhouse



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\$780,000

Boasting 280 sqm of residence, this beautifully designed home is positioned perfectly to enjoy the views of the reserve and nature, this one is extremely desirable. The free-flowing design floorplan is filled with natural light and presents in immaculate condition. Completed in 2021, this home has been designed to maximise space and take advantage of a low-maintenance lifestyle whilst enjoying a seamless blend of light-filled areas. Features Overview:- Facing reserve and park lands - Two-level floorplan- NBN connected with FTTP- Double glazing throughout - Age: 2 years (built-in 2021)- Units plan number: 15335- EER (Energy Efficiency Rating): 6 Stars Development Information:- Name of development: Thea- Number of buildings in development: 14- Strata management: ACT Strata Sizes (Approx)- Internal Living: 173 sqm (73 sqm upstairs and 65 sqm downstairs)- Front courtyard: 24 sqm- Back Courtyard: 48 sqm- Garage: 35 sqm- Total residence: 280 sqm Prices- Strata Levies: \$687 per quarter- Rates: \$454.75 per quarter- Land Tax (Investors only): \$622.75 per quarter- Conservative rental estimate (unfurnished): \$720 per week Inside:- Master suite with built-in robe and ensuite- Spacious bedrooms all with built-in robes- Main bathroom with shower and floor-to-ceiling tiles- Light-filled open-plan living - 3 living areas in 1 - Large modern kitchen with ample storage, quality appliances and an island bench- Ducted Reverse cycle heating and cooling- Instantaneous gas hot water- Laundry and W/C room with external access Outside:- Double-car garage- Easy to maintain front and back courtyard 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 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: jesssmith@stonerealestate.com.au Disclaimer: The material and information contained within this marketing are for general information purposes only. Stone Gungahlin does not accept responsibility and disclaims 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 make further enquiries.