

**20 Feilman Street, Taylor, ACT 2913**

STONE

**House For Sale**

Saturday, 17 February 2024

20 Feilman Street, Taylor, ACT 2913

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 450 m2**

**Type: House**



Jess Smith  
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**\$1,099,000+**

Crafted with utmost precision and artistry, this newly built residence epitomizes luxury and stands proud in the welcoming neighborhood of Taylor. Tailored for contemporary family living, it showcases expansive living areas, an elegant master suite complete with a walk-in wardrobe and private ensuite, generously sized bedrooms, a lavish kitchen boasting a stunning walk-in pantry, inviting alfresco spaces for entertaining. Ready for family enjoyment, this home is nestled in the burgeoning Gungahlin district conveniently located near schools, retail outlets, parks, and Gungahlin Town Centre.

**Features Overview:-** Single-level floorplan- High ceilings and double-glazed windows- Only a minute's stroll to playgrounds, schools and bus stops- NBN connected with FTTP- Data Points- Antenna- Age: 2 years (built in 2022)- EER (Energy Efficiency Rating): 6.1 Stars Sizes (Approx)- Internal Living: 196 sqm- Alfresco: 11 sqm- Porch: 5.7 sqm - Garage: 42.5 sqm- Total residence: 255.2 sqm- Block: 450 sqm Prices- Rates: \$815.5 per quarter- Land Tax (Investors only): \$1399 per quarter- Conservative rental estimate (unfurnished): \$820 - \$850 per week

**Inside:-** Large Front Door 2340x1200x40- Alucom Security Front Door Screen- Alarm System- Camera Door Bell- large master suite with built-in robe and ensuite- Spacious bedrooms all with built-in robes- Mirror Wardrobe Doors to x3 bedroom- Main bathroom with full-sized bath- Tastics to bathrooms- Open-plan living drenched in natural light- Formal living room perfect for relaxing with the family- Spacious kitchen with ample storage and bench space- Island bench - 3 Pendant Lights over Stone Benchtop- FRANKE 5 Burner 90cm Gas Cooktop- FRANKE 90cm Electric Oven- FRANKE 90cm Under Cupboard Rangehood- AEG Dishwasher- Large living area- Ample storage throughout- Large laundry room with external access- Ducted Heating and Cooling - Rinnai 26L Gas Instantaneous Hot Water- Double-car garage with internal access- Steel Frames

**Outside:-** External Spotlights with sensors- Spacious alfresco perfect for entertaining or relaxing.- Beautifully landscaped, fully enclosed back.- Secure Colorbond fencing and side gate- 2000L Water Tank

**Construction Information:-** Flooring: Concrete slab on ground- External Walls: Brick veneer- Roof Framing: Steel: Truss roof framing- Roof Cladding: Colorbond roof cladding- Window Glazing: Single and double-glazed windows- Wall Insulation: Thermal insulation value approximately R-2.0- Roof Insulation: Thermal Insulation value approximately R-6.0

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 on: [jesssmith@stonerealestate.com.au](mailto:jesssmith@stonerealestate.com.au)

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