

**22 McGlashan Street, Taylor, ACT 2913**



**House For Sale**

Friday, 1 March 2024

22 McGlashan Street, Taylor, ACT 2913

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 461 m2**

**Type: House**



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## Auction

This award winning (MBA Excellence Awards Winner 2022) 4-bedroom family home has been thoughtfully designed with multiple living areas & finished with luxurious inclusions. Nestled on a 461m<sup>2</sup> block, this property boasts over 263m<sup>2</sup> under the roof line, providing ample space for families of all sizes. Positioned across from a serene nature reserve, with picturesque walking trails weaving through the neighborhood, this home offers a tranquil lifestyle away from the hustle and bustle of the city. The sophisticated design is evident from its street presence, adorned with a striking skillion roof, a combination of render, cladding, and an oversized window. The landscaped frontage guides you to a welcoming entrance portico, leaving a lasting first impression. Step inside to discover light-filled interiors, enhanced by herringbone timber floors and high ceilings throughout, creating a sense of comfort and luxury. Spanning an impressive 222m<sup>2</sup> of living space including sunroom, this home provides various living areas for relaxation or entertainment with family and friends. The heart of the home revolves around a stunning gourmet kitchen featuring 80mm stone benchtops, premium appliances, including a 900mm 5-burner gas cooktop, two electric ovens, custom joinery & a bar area with plenty of storage. The butler's pantry adds to the charm with soft-close cabinetry, plenty more bench space, and additional storage for all your culinary requirements. The expansive family and meals area takes centre stage with 3.7m high ceilings, feature wall, an electric fireplace, & expansive windows. Large stacker doors open to a spacious alfresco/sunroom, complete with a built-in barbeque area perfect for entertainment year-round. Adding to the thoughtful design, is a separate rumpus room which can be used as per your requirements. Quietly placed opposite the rumpus is an enclosed study providing an ideal workstation for anyone that works from home. The generously sized laundry boasts plenty bench & storage space with external access to the side yard. The accommodation zone features two bedrooms with custom built-in robes and a bathroom to the rear of the home, catering to a range of buyers and multi-generational families. The large master bedroom has an expansive walk-in robe and is complete with an ensuite with a free standing bath situated to the front of the home. There is another bedroom located in the front of the home serviced by powder room making sure there is plenty of room for everyone to get ready in the morning. Notable features include herringbone timber floors in the living areas & in the bedrooms, full-height tiling in bathrooms, designer tapware, zoned ducted heating and cooling with strip ducts, security systems, double glazed windows, and a double garage with internal access. Architectural finishes and variable lighting plans inside and outside add an artistic touch to this luxurious residence. This is a home you will need to come along and inspect for yourself to get a full appreciation for what is on offer. We look forward to seeing you at the next open inspection.

Summary of features:-

- MBA Excellence Awards Winner 2022
- 4 bedrooms with a separate study
- 2 well-appointed bathrooms plus additional powder room
- Double garage
- Multiple living areas including lounge, family/dining area, rumpus & sunroom
- Herringbone timber floors living areas & in the bedrooms
- Kitchen featuring 80mm benchtops
- Premium appliances including 900mm cooktop, 2 ovens & dishwasher
- Large butler's pantry & additional bar area
- Custom designer joinery throughout
- Generous bedroom sizes with custom designed built-in robes
- Master bedrooms with expansive walk-in robe
- Alfresco/sunroom with built-in oven
- Ensuite complete with free-standing bath
- All bathrooms with full height tiling, & designer custom fittings
- Laundry with stone bench, generous storage & external access
- Ducted reverse cycle heating & cooling throughout the home (zoned) with strip ducts
- Smart air conditioning with app control
- 2.7m & 3.7m high ceilings
- Security systems
- Sensor lights
- Opposite pond & nature reserve

Key figures (approx.):

- Block size: 461m<sup>2</sup>
- House size: 263m<sup>2</sup>
- Living area: 210m<sup>2</sup>
- Alfresco/Sunroom: 11m<sup>2</sup>
- Garage: 38m<sup>2</sup>
- Built: 2021
- Land rates: \$2,590 per annum
- Land tax (investors only): \$4,074 per annum
- Rental estimate: \$875 - \$900 per week
- EER: 5