

**23 Perrott Street, Taylor, ACT 2913**



**House For Sale**

Thursday, 25 April 2024

23 Perrott Street, Taylor, ACT 2913

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 315 m2**

**Type: House**



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## Offers over \$889,000

This 3-bedroom home offers the perfect opportunity to enter the market in the sought-after enclave of Taylor weather you are a savvy investor wanting to add to your portfolio or a live-in owner looking for a low-maintenance home. Located in a quiet street, the light filled interiors & modern décor are complimented by the unique position nearby parkland, kids playground & lush reserves which you can enjoy on a daily basis. Internally, the layout has been well designed spanning over 125m<sup>2</sup> of living, there is plenty of space to spread out and relax in comfort. As you enter you are greeted by the formal lounge, followed by the sizeable living & dining areas which are conveniently positioned by the modern kitchen creating an open plan layout. The Kitchen is well catered, and offers plenty of bench space, overhead cupboards, stainless steel appliances & is complete with a walk-in pantry with additional bench & shelves making sure every meal is cooked to perfection. The North facing living and dining areas open onto the rear pergola making this area perfect for entertaining guests or relaxing in comfort. Accommodation zone is catered with two generous sized bedrooms to the left with built-in robes, and timber floors which are serviced by an adjacent bathroom complete with modern finishes including wall-hung vanity, semi-free standing shower screen & a bathtub. Quietly positioned to the rear is the master bedroom which is complete with a walk-in robe and an ensuite bathroom, making sure there is plenty of room for everyone to get ready in the morning. Other notable features of the home include 10.53kw solar panels, zoned reverse cycle heating and cooling, 2.7m high ceilings, double glazed windows, timber flooring in the living areas & in the bedrooms. Car accommodation is catered for with a two car garage with direct access into the home. Externally, the property offers a sizeable pergola & an easy to maintain backyard to be used as per your requirements, ensuring that entertaining becomes a regular occurrence. The location is a true highlight of this property. It is located within proximity to the Margaret Hendry School, Upcoming Taylor shops and nature reserve making it ultra-convenient, the Gungahlin Town Centre & Casey shops are also only a short drive away. Summary of features:- 10.53kw Solar Panels- 3 bedrooms - Master bedroom with walk-in robe & ensuite- Generous sized other 2 bedrooms both with built-in robes- 2 bathrooms - 2 car garage- Open plan living area- Well-appointed kitchen with stone benchtops & a walk-in pantry- Timber flooring to living areas & bedrooms- 2.7m high ceilings throughout- Ducted reverse-cycle air conditioning (zoned)- Modern bathrooms with wall hung vanities, semi-frameless shower screens, bathtub & quality fixtures- Laundry with external access - Double glazed windows- Low maintenance gardens Located close to: • Gungahlin Town Centre 10 minutes' drive • Gold Creek Country Club 10 minutes' drive • Margaret Henry School 3 minutes' drive • Gold Creek High School 6 minutes' drive • John Paul College 4 minutes' drive Key figures: (approx.) Living area: 125m<sup>2</sup> Block size: 315m<sup>2</sup> Garage: 36m<sup>2</sup> Pergola: 9m<sup>2</sup> Porch: 3m<sup>2</sup> Built: 2021 Rates: \$2,378 per annum Land tax (investor's only): \$3,581 per annum Rental estimate: \$630 - \$650 per week EER: 5.5 Stars