

**24/20 Pumpurs Crescent, Taylor, ACT 2913**

**MARQ**

**Sold House**

Tuesday, 15 August 2023

24/20 Pumpurs Crescent, Taylor, ACT 2913

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 135 m2**

**Type: House**



Justin Taylor  
0414701465

**\$705,500**

Step into a world of modern elegance and exceptional outdoor living with this exquisite 3-bedroom tri-level home, located in the sought-after suburb of Taylor. This unique property not only offers a sleek design with an abundance of natural light, but also boasts a larger than normal yard, providing you with the perfect canvas to create your very own outdoor oasis. This impressive residence is the smart choice for the first home buyer, downsizer or savvy investor.- Impressive tri-level home- Near new condition- Superb Northerly aspect- Dual living areas with an abundance of natural light- Spacious terrace off main living - 3 x generous bedrooms filled with natural light- Sleek stone kitchen, quality appliances, gas cooktop- Ducted heating and cooling- Quality hybrid flooring throughout living, carpet to all bedrooms- Quality glazed windows, E.E.R 4.5- Generous sized master with large mirrored robe- Custom bathrooms and ensuite with full height tiling- N.B.N connected- Outdoor entertaining onto larger than normal yard- Extra large single auto garage with internal access- Additional covered carport, ideal for second car- Close proximity to Casey Market Town- Convenient access to local shops, cafes, and entertainment options- Well-connected to public transportation for easy commuting.- Premium buying opportunity in Gungahlin's newest suburb

**Brief Summary:-** - Year of construction: 2021- Internal living area: 105.25sqm- Garage area: 30.25sqm- Carport: 25sqm (approx.)- Terrace: 11.04sqm - Total area: 171.54sqm (approx.)- EER: 4.5- Rental Potential: \$640 - \$680 per week - Rates: \$2,096 per annum approx.- Strata fees: \$675.17 per quarter

Don't miss out on the chance to call this luxurious tri-level townhouse your own. Contact us today to schedule a private viewing and discover the endless possibilities that await you in this remarkable Taylor residence.