

24 Esplin Street, Taylor, ACT 2913

STONE

House For Sale

Friday, 9 February 2024

24 Esplin Street, Taylor, ACT 2913

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 331 m2

Type: House



Jess Doolan
0262538220



Alex Ford
0262538220

\$969,000+

Situated in the esteemed pocket of Taylor, this immaculate 169.10sqm residence boasts a perfect lifestyle of style, convenience, and quality. The versatile floorplan is perfect for all demographics, with two separate living areas, a large open-plan kitchen dining space, four spacious bedrooms and ample storage throughout. Bathed with natural light all day, this stunning home enjoys seamless flow from your living area to the outdoor alfresco space and landscaped garden, perfect for entertaining. This home enables residents to quickly establish a routine as it is just a moment's drive to a host of shops, restaurants, schools, transport and other amenities. Local primary schools and playing fields are also in the area for nearby outdoor opportunities, providing a well-rounded location in the tranquil yet lively district of Gungahlin. Features Overview:- Single-level floorplan, free-standing separate title home- 6.6kw solar system- Steel frame home- Irrigation to front and rear gardens- Double glazed windows and doors throughout- NBN connected with FTTP- Data points in every room- Age: Built in 2023- EER (Energy Efficiency Rating): 6.0 Stars Sizes (Approx.)- Internal Living: 148.90 sqm- Garage: 20.20 sqm- Total residence: 169.10 sqm- Block: 331 sqm Prices- Rates: \$719.59 per quarter- Land Tax (Investors only): \$1,186.65 per quarter Inside:- Abundance of natural light throughout - Versatile floorplan with two separate living areas- Large open-plan kitchen with high-quality appliances- 900mm induction cooktop, 900mm oven, walk in pantry- Family room with seamless flow to the outdoor landscaped gardens- Ample storage throughout the home- Three spacious bedrooms with built-in robes- Master suite with walk-in robe and double vanity to ensuite- Main bathroom with quality fixtures and fittings, separate bath and shower- Engineered hardwood flooring through kitchen and living areas- Ducted reverse cycle heating and cooling with 3 zones Outside:- Alfresco area perfect for outdoor entertaining- Manicured private backyard with grass space, perfect for kids and pets- Water tank and garden shed- Side access Construction Information:- Flooring: Concrete slab on ground- External Walls: Brick veneer- Roof Framing: Timber: Steel: Truss roof framing- Roof Cladding: Colorbond roof cladding- Window Glazing: Double glazed windows- Wall Insulation: Thermal insulation value approximately R-2.0- Ceiling Insulation: Thermal Insulation value approximately R-5.0 Benefiting from Taylor's 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 viewing outside of these times please email us at: jessdoolan@stonerealestate.com.au Disclaimer: The material and information contained within this marketing is 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 to make further inquiries.