

26 Frazer Simons Way, Taylor, ACT 2913

House For Sale

Friday, 17 May 2024

Canberry.

Live Where You Love

26 Frazer Simons Way, Taylor, ACT 2913

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 568 m2

Type: House



Curtis Dong
0449889665



Shan Gao
0457038888

\$1,269,000+

What You'll Love...26 Frazer Simons Way is a seriously supersized family home, situated in a quiet, wide street, opposite to nature reserve in one of Gungahlin's favourite suburbs, Taylor. Boasting approximately 234m² of internal living space, the home is the perfect property prospect for any family looking to upsize, upgrade or spread out. Taylor is a prime spot for your family to make their home - Nearby to the hustle and bustle of Gungahlin town centre and Casey Market Town, with easy links to Canberra's CBD and beyond thanks to close proximity to Horse Park Drive and public transport, you'll have everything on your doorstep. What's more, with parklands and schools close by, the kids will be absolutely chuffed. This delightful five-bedroom ensuite home is an expansive family oasis with multiple living options. As you enter this property, you'll be wowed by the space on offer and the tasteful modern finishes that the home benefits from. The massive open plan kitchen and living space is where the magic really happens though. The kitchen is totally stunning, with tiled splashbacks, an island bench, loads of cupboard and storage space, walk-in-pantry and quality SMEG appliances. The gorgeous, tiled flooring carries through to the dining and living spaces, which have plenty of room for family-sized lounge and dining suites. The living area is soaked in sun and spills out into the covered entertaining area and private and secure, easy-care backyard with feature retaining walls. A pretty, low-maintenance, landscaped front garden stretches to the kerb, enhancing the property's street appeal. Back inside, The main bedroom is your sanctuary - Well-proportioned and well-lit and serviced by a contemporary ensuite and walk-in-robe. Segregated from the family areas the designer bathroom, with free standing bathtub for washing the kids and soaking away stress, is central to two more bedrooms, both with built-in wardrobes. Walk past the study nook, a lockable door separates the main house with the 2-bedroom self-contained unit. The 2-bedroom self-contained unit is such an awesome bonus. The unit is really spacious. It has an open plan living & dining, kitchen, laundry and is immaculately finished. Light, bright, and airy, it provides the perfect space for multi-generational living. 2 generously sized bedrooms both have built-in wardrobes and serviced by their own bathroom. Without doubt, 26 Frazer Simons Way, Taylor is a beautiful home that you and your family will thrive in. With a modern executive design, contemporary styling, double glazing, quality fittings and fixtures, seamless indoor/outdoor living with private entertaining areas, 2 zoned reverse cycle heating and cooling and so much more, this appealing family home just keeps on giving, this truly is a home in which you'll live where you love. At a glance...- Architecturally designed and custom built- Clean design lines and 2.7m high ceilings with square set cornicing and 2.34m height doors throughout- Tremendous light-filled open plan living and dining area- Large open kitchen with functionality and convenience in mind- 40mm kitchen stone benchtops, island bench with waterfall edge- Soft close drawers and cupboards - SMEG appliances including natural gas cooktop, range hood, oven, dishwasher and integrated microwave- Walk-in-pantry provides some sensational storage solutions- Large master bedroom with walk-in robe and designer ensuite with double vanities - 2 spacious bedrooms with built-in robes and services by the main bathroom with a free-standing bathtub, shower, and separate toilet- Large alfresco entertaining area- 2-bedroom self-contained unit with open plan living & dining, kitchen, bathroom, laundry and has its own access to the backyard and garage- Study nook- Low maintenance backyard & colourbond fencing- Beautiful low maintenance garden at front of house- 2 zoned Daikin ducted reverse cycle heating and cooling- Built in storage cupboards - Large laundry with an abundance of storage- Double glazed windows and doors with quality blinds- Video intercom, Security camera system and Samsung smart door look- Instantaneous gas and electric hot water systems.- 4000L water tank Love the Location...- Opposite to nature reserve- Within 8 minutes' walk to Devenish Street Park- Within 13 minutes' walk to Taylor Adventure Playground- Within 3 minutes' drive to Margaret Hendry School- Within 6 minutes' drive to Casey Market Town- Within 6 minutes' drive to Amaroo Shop- Within 9 minutes' drive to Burgmann Anglican School Valley Campus- Within 10 minutes' drive to Gungahlin Town Centre

Property information...Land Size : 568 m² (approx..)Living : 234m² (approx..)Garage : 38.8m² (approx..)Alfresco : 12.44m² (approx..)Porch : 4.04m² (approx..)Total Built: 289.28m² (approx..)Year Built: 2022EER: 6.0Rates: \$951 p.q.(approx..)Land Tax: \$1688 p.q. (approx..) Investors onlyDisclaimer: The material and information contained within this marketing is for general information purposes only. Canberry Properties does not accept responsibility and disclaim 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 enquiries.Disclaimer: The material and information contained within this marketing is for general information purposes only. Canberry Properties does not accept responsibility and disclaim 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

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