

29/18 Ruzicka Street, Taylor, ACT 2913

LUTON

Townhouse For Sale

Wednesday, 3 April 2024

29/18 Ruzicka Street, Taylor, ACT 2913

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 83 m2

Type: Townhouse



Harman Bedi
0423726933

Auction

Great opportunity for clients who want to purchase their first home or want to add to their investment portfolio as it is a short drive to Gungahlin marketplace. Local school Margaret Hendry just a short distance away and public transport accessibility to the doorstep. Luton Properties is proud to present this townhouse located in one of the popular areas of Taylor. Designed with practicality and keeping comfort in mind, this two-story townhouse features an open-plan living, functional kitchen with stainless steel appliances, a private sun-facing courtyard to relax. The serene bedrooms are perfect for unwinding after a long day. The outdoors offers endless possibilities from gardening, outdoor dining or simply enjoying the fresh air. Property Features: 2 Bed | 1 Bath | 1 Car Port - • Modern and contemporary design • Built-in robe's in other two bedrooms and carpet to floors • Spacious living with modern fixtures and drenched with natural light • Open plan kitchen with spacious pantry and cupboard space • Stainless steel appliances induction cooktop, electric oven, rangehood and dishwasher. • Ducted reverse cycle heating and cooling in living area and one of the bedrooms, Double glazed windows • Easy to maintain courtyard • Prime location • Other amenities include great size BBQ area, and extra visitor parking space Property Details: • Total Residence: 83 m² (approx.) • Courtyard: 25 m² (approx.) • Rates: \$510 per quarter (approx.) • Body corporate \$400 per quarter (approx.) • Rental estimate: \$680 - \$690 per week (approx.) Land Tax: 627 per quarter (If Applicable) • EER 6 Stars • Year build: 2022 Location: • Taylor is in North Gungahlin which is 5 minutes' drive to Gungahlin Town Centre • Proximity to Margaret Hendry School and Amaroo School • Close drive to Gungahlin centre and Amaroo shopping centre • Easy access to public transport • Proximity to very popular playgrounds, community recreation park and walking strips