

30 Judith Macintosh Crescent, Taylor, ACT 2913



Sold Townhouse

Friday, 3 November 2023

30 Judith Macintosh Crescent, Taylor, ACT 2913

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 167 m2

Type: Townhouse



Rahul Mehta
0404895162



Arjun Choudhary
0450618727

\$750,000

This stunning near new north-facing property offers the perfect opportunity in this sought-after enclave of Taylor. The light filled interiors & neutral decor are complimented by the unique position nearby parkland, pond and a host of walking paths weaving their way through the suburb which you can enjoy on a daily basis. The property has been well-designed with a focus on an open plan layout spanning over 167m² under roof line, providing a true sense of space throughout whilst also ensuring the living areas are versatile. Natural light can be enjoyed throughout the home, with large windows on two sides of the home to ensure a comfortable living environment. Set over two levels, you can enjoy the privacy on offer as upstairs you will find 3 generous bedrooms with large built-in robes & two bathrooms. The master bedroom is complete with a north facing balcony overlooking the expansive courtyard & nearby park, ideal for those beautiful morning coffee. The bathrooms both have designer fittings & full height tiling, with the main bathroom boasting a free-standing bath. Also, there is an additional powder room on the lower level making sure there is room for everyone to get ready in the morning. Downstairs, the kitchen is well equipped with expansive bench space in the form of a double sided kitchen with stone benchtops & Bosch stainless steel appliances. There is ample storage on offer here with overhead joinery, additional cupboards built-in behind the kitchen bench, ensuring all those homemade meals are well catered for. Relax outside with the north-facing courtyard providing added space & privacy, and in a sunny space which can be utilised all year round. Entertaining will become a regular occurrence here, as the outdoor area has instant access via the living & dining area – an ideal spaces for hosting family & friends. Other notable features of the home include ducted reverse cycle heating and cooling, double glazed windows, engineered timber flooring to the living areas & carpets in bedrooms. Car accommodation is catered for with a double garage conveniently positioned at the rear of the home with internal access. The location is a true highlight of this property. It is located nearby the Margaret Henry School and playing ovals making it ultra-convenient, and the Gungahlin Town Centre is also only a short drive where you will find everything you could require. If you are a live in owner or a savvy investor, this is surely a property you don't want to miss.

Summary of features:

- 3 bedrooms with built in robes
- 2 bathrooms
- Separate powder room downstairs
- Double garage
- Open plan living area
- European style laundry
- Large north-facing courtyard
- Designer kitchen with stone surfaces & Bosch appliances
- Covered patio and balcony
- Open plan living
- Engineered timber flooring to living areas & carpets in bedrooms
- Ducted reverse-cycle heating and cooling
- Modern bathrooms with wall hung vanities, semi-frameless shower screen, free-standing bathtub & quality fixtures
- Double glazed windows

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.)

Property size (incl garage): 167m²
Courtyard: 32m²
Built: 2022
Rental estimate: \$695 - \$710 per week
Strata fees: \$1,903 per annum
Rates: \$2,377 per annum
Land tax (investor's only): \$3,044 per annum
EER: 6.0 Stars