

# 30 Ledger Rise, Taylor, ACT 2913

## House For Sale

Wednesday, 10 April 2024



30 Ledger Rise, Taylor, ACT 2913

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 550 m2

Type: House



Alvin Nappilly

0450865524

**\$1,379,000+**

Luxurious Four bedroom home complete with multiple living areas, a large entertainers alfresco, & sizeable yard space making it the perfect family home. Backing onto a beautiful reserve, this 550 m2 block provides ample space, privacy & stunning views for the new owners. Boasting 322 m2 of built area, making sure there is plenty of room for everyone. Space, location & views combined with high ceilings, feature joinery and splendour inclusions makes this home a truly unique offering. Wide frontage, acrylic facade, beautiful large windows & wide entry door creates a lasting first impression. The light filled interiors are complemented by the large profile tiles & high ceilings throughout providing a sense of comfort & luxury every time you step inside. Spanning a staggering 243m2 of living, you're spoilt with a variety of living areas to spread out & relax in comfort or entertain in style with family & friends. The hub of the home is dedicated to a striking gourmet kitchen finished with a 40mm stone island with waterfall ends, & stone countertop surfaces. Complete with premium glass appliances including a 5-burner gas cooktop, built-in 600mm oven, built-in microwave, an integrated dishwasher & soft close cabinetry. In addition, the large walk-in pantry with plenty of additional bench & storage makes sure every meal is cooked to perfection. The grand family & meals area takes center stage with 9m x 7 m space and separate theatre room. The double-glazed sliding doors provide instant access to the large alfresco which comes complete with a sink and provision for kitchenette area perfect for family and entertainment year-round. Whether prepping for parties or watching kids play, the floorplan makes it happen with ease. The accommodation zone features two ensuite master bedrooms with mood lighting, custom built walk-in robes and are serviced by sumptuous fully tiled bathrooms with floating custom vanities, designer tap ware and large rain showers. The other 2 bedrooms are well-sized complete with built-in robes and are serviced by a large bathroom making sure there is enough room for everyone to get ready in the morning. Architecturally graceful finishes delight the eye and add movement throughout the interior. The high ceilings & custom joinery showcase the skilled artisanry, and the variable lighting plan inside and outside ensures every occasion is lit to perfection. This residence is not only the embodiment of luxury and style, but also the ultimate family home that deserves your inspection if you are in the market for a high-quality residence.

Summary of features:- Brand new architectural home- Facade with full render, feature facade and custom garage- 1200mm entry door- 4 bedrooms- 2 master-ensuites - 3 bathrooms with high quality fittings- Full-height feature tiles with floating vanities in bathrooms- Multiple living areas- High ceilings with a combination of 3.5m & 2.7m height throughout the house- Designer kitchen with premium appliances- 40mm marble look waterfall island benchtop- Double undermount sink with pull-out mixer- 900 & 600mm appliances- Integrated dishwasher- Premium joinery throughout - Soft-close cabinetry- Large over-head cupboards- Stone surfaces in kitchen, walk-in pantry & laundry- Custom extra-large linen cupboards in joinery finish- Stone feature vanity in the master ensuite- Rain water shower & dual shower in all bathrooms- REL Double glazed windows & doors throughout the house- Zoned reverse cycle ducted climate control- Laundry with plenty storage & external access- Large, entertainers alfresco with outdoor sink- Fully landscaped gardens

Key figures:- Block size: 550m2 approx.- House size: 322m2 approx.- EER: 7.2 All figures are approximate

For further details, please contact Alvin Nappilly by submitting an enquiry below or calling on 0426146118.

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