

31 Shugg St, Taylor, ACT 2913

ARCHER

House For Rent

Saturday, 25 November 2023

31 Shugg St, Taylor, ACT 2913

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Salin Shrestha
0261474523

\$800 per week

Please register your interest at the base of this page by ticking inspection times and filling in your details. Alternatively, you can copy/paste: <https://www.tenantapp.com.au/Rentals/Agency/archer>. It is extremely important that you register your contact details or risk not being contacted in the event of a cancellation or change in open times.*Please note - This property is also For Sale*Somewhat of a rarity in new suburban builds, this single-level home on a corner block shares a boundary with just one neighbour to the south, allowing for swathes of unobstructed north and east-facing windows to the living areas that flood the spaces with light.Privacy is another benefit of the home's orientation which cleverly positions an alfresco meals area to the street side buffered by a feature fence and primed for a new owner with a green thumb to create a verdant garden that will become the backdrop to family life.Every practical amenity for large-scale family living has been considered in this home. From the discrete study nook off the entry to the dedicated coat cupboard at the internal entry to the garage.The kitchen perfectly sums up the themes of beauty and functionality that the entire layout represents. Its combination of stone benchtops and clean white cabinetry anchored by an island bench and walk-in pantry delivers a highly utilitarian space that's also one you'll be proud to entertain from.Four sizeable bedrooms means that every family member will have their own space. This includes the voluminous master which not only has an incredible walk-in wardrobe and ensuite with dual-sink vanity, but also has sufficient space for a chaise or reading nook.Living here puts you in walking distance of Margaret Hendry Primary School, five lovely playgrounds and the walking trails of the Kinlyside Nature Reserve. It's just 4km to the Gungahlin Town Centre.FEATURES• Brand-new• Large family home on a corner block• 2.7 High ceiling in Lounge, Entry hall and Master room• Bright and airy formal lounge with dual aspect• Open-plan meals area with access to covered alfresco space• Living area with separate access to yard• Modern kitchen with gas cooktop, electric oven, walk-in pantry, microwave niche and an island bench that can seat two• Segregated master bedroom with large walk-in wardrobe and ensuite featuring floor-to-ceiling tiles and floating dual-sink vanity• Three additional bedrooms, all with built-in wardrobes• Quality main bathroom with bathtub, walk in shower and toilet located adjacent• Laundry with external access• Ducted reverse-cycle heating and cooling• Double automated garage and room for storage• Double-glaze windows• New fencing• Low-maintenance garden• Walking distance to schoolParticulars (all approx.)Year Built: 2022Block Size: 437 m2Total Living: 227 m2EER: 5.5Bond and Rent:A bond equal to four weeks' rent will be required before the commencement of the lease. Here at Archer Canberra, we accept rent weekly, fortnightly, or monthly and our preferred payment method is direct debit.When can I see the property?Saturday exhibition times will be advertised by close of business each Wednesday. Should the open time not suit, please call our dedicated leasing department to arrange a personal inspection. Please note – if the property isn't advertised as 'Available Now' this means that the property is currently tenanted, making Saturday viewings all that we will have available until after this date.Interested in applying for this property?Once you register or view the property, you'll receive a link from our leasing system: <https://www.2apply.com.au/Agency/Archer>.Disclaimer:Whilst care has been taken in gathering details for properties for lease, we accept no responsibility for any inaccuracies herein. All applicants should rely on their own research to confirm any information provided.Useful Information:• A 12 month lease is the standard lease term – anything longer or shorter will be advertised or considered upon application.• It is policy to either view the property, or have someone view the property on your behalf before your application can be accepted.• This property meets the minimum energy standard.• Pets will be considered upon application only.