

36 McGlashan Street, Taylor, ACT 2913



House For Sale

Tuesday, 7 May 2024

36 McGlashan Street, Taylor, ACT 2913

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House



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Auction

Perched high on the street with a commanding façade, and located opposite nature reserve, 36 McGlashan street presents your opportunity to purchase an 'as new' home, built to exacting standards and ready for you to simply move in and enjoy. Architect designed, the home's exterior boasts expansive windows and custom cladding overlooking the reserve opposite, showcasing the contrast of the modern clean lines of the home to that of the natural surroundings. Situated on a generous 585m² block, and surrounded by other quality homes, this residence has been thoughtfully designed and built to maximise it's position, providing a sense of exclusivity in this sought-after pocket of Taylor. The light filled interiors feature three separate living zones, four generous bedrooms and a host of customised features to provide a touch of luxury to your everyday living experience. This includes a striking custom-built floating concrete hob incorporating a gas log fireplace, providing a focal point to the living spaces and a beautiful ambience. The design caters for a wide range of buyers, with two of the four bedrooms featuring luxury ensuites to ensure flexibility and amenity. This caters well for multi-generational families looking to occupy, alternatively this provides ideal guest accommodation or a separate home office with its own bathroom. Offering three bathrooms plus an additional guest powder room, the home effortlessly caters to both practicality and luxury. Three separate living zones, including a formal lounge, family and meals area, and a versatile rumpus/theatre room, offer ample space for relaxation and entertainment. The attention to detail is evident, with a combination of large format tiled floors, engineered timber flooring & quality joinery throughout. The home Seamlessly connects from the indoors to the expansive alfresco area, complete with built in ceiling heaters and fan, inviting alfresco dining and entertaining year-round. The heart of the home includes an impressive designer kitchen, highlighted by an extra-large island bench of 3.8 metres and clad with 'calacatta statuario' stone. The walk-in pantry provides an abundance of storage, and the premium stone finishes continue through to the kitchen splashback. Equipped with Bosch premium appliances including double pyrolytic ovens, 900mm induction cooktop, rangehood & series 8 Bosch fully integrated dishwasher, this culinary haven is both functional and aesthetically pleasing. Outside, the fully landscaped backyard offers a private retreat, featuring a fully secure backyard with beautifully finished retaining walls, large flat grass area, established plants, and the yard areas are easily accessible from the alfresco area, rumpus room or main bedroom. Additional features include zoned reverse cycle ducted heating and cooling for comfort all year-round, double-glazed windows, security cameras, NBN connectivity, and a 15.3KW solar system which will substantially reduce any future power costs. To complete the package, the large double garage (47m²) features epoxy painted floors, built in cupboards, and plenty of space for general storage, ensuring convenience and comfort for the discerning homeowner.

Summary of features:

- Custom designed and built family home, in 'as new' condition
- Commanding elevated façade with feature 'dominion' cladding
- Located in quiet area of Taylor with natural reserve across the road, surrounded by high quality houses & easy access to Horse Park Drive via Taylor (and soon via Jacka once subdivision completed),
- Close proximity to Margaret Hendry School
- 319.5m² under roofline
- 585m² block
- 3 separate living zones offering flexibility and versatility
- 3 large bathrooms + guest powder & vanity area, all featuring LED lighting, 'calacatta statuario' stone & stone vanities
- Large windows throughout house, 3 panel glass stacker doors to main bedroom, rumpus & family room
- High ceilings - 3.9m to front of home & 2.7m for remaining living areas
- Quality modern kitchen with large walk-in pantry, featuring 'calacatta statuario' stone, including stone splashback in kitchen
- Extra-large 3.8m x 1.2m 'calacatta statuario' island bench with storage cabinets on both sides
- Large family & dining area featuring a 'Lopi 4415 HO GS2' linear gas fireplace with custom built floating concrete bench featuring LED lighting
- Large format floor tiles to main living areas
- Quality sheer curtains & remote controlled roller blinds
- Large rumpus room & separate lounge/sitting room to front of home
- LED downlights throughout house & under eaves around house
- Feature pendant lighting to entry & kitchen
- 20KW ducted air con system with 4 zones – Wi-Fi controlled
- Premium Bosch appliances – double pyrolytic ovens, 900mm induction cook top, rangehood & series 8 Bosch fully integrated dishwasher
- Spacious laundry with 'calacatta statuario' stone & extra-large wardrobe storage
- Oversize main bedroom with large WIR & remote-control roller blinds
- Large tiled alfresco with 2 x 3200kw strip heaters & outdoor fan
- Provisions for outdoor kitchen to alfresco area
- 15.3 KW solar system at feed in rate of 18 cents (solar income currently covering all owner's costs for electricity, water & gas)
- 6 x security Cameras
- Alarm system
- Intercom to front door
- Clipsal 'iconic essence' power points & light switches
- Large 47m² garage with epoxy flooring & storage area + sliding Wardrobe
- Aluminium 'monument' powder coated side fence
- Concrete footpaths around house
- Fully fenced – 'monument' colourbond fences on all sides
- Custom built blue stone letter box
- Quality

retaining walls, including two set of stairs•Established landscaping to front and back yard areasFigures:• Block: 585m²• Living area: 235.81m²• Garage: 47.74m²• Alfresco: 32.07m²• Porch: 3.88m²Total house size: 319.50m²