

**4/6 Grenfell Avenue, Taylor, ACT 2913**

**Sold Townhouse**

Tuesday, 17 October 2023

**Canberry.**

*Live Where You Love*

4/6 Grenfell Avenue, Taylor, ACT 2913

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 241 m2**

**Type: Townhouse**



Mathew Kocic  
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**\$756,000**

Live where you love...Welcome to 4/6 Grenfell Avenue, Taylor! This stunning townhouse is now available for sale and offers an incredible opportunity for buyers looking for a new home. With its modern design and prime location, this property is sure to impress. Situated in the established neighbourhood of Taylor, this two-story townhouse boasts spacious living areas that are perfect for families or those who love to entertain. As you step inside, you'll be greeted by an open plan living and dining area on the ground floor. Upstairs, you'll find four generously sized bedrooms, all with built-in wardrobes and serviced by the main bathroom. The master bedroom features a walkthrough robe and ensuite for added convenience. One of the highlights of this property is its front and rear secure courtyards, providing ample space for outdoor activities or simply relaxing in the sun. Additionally, there's a double lock-up garage that ensures your vehicles are safely parked. For nature lovers or families with children, there's also a large open grassed reserve area directly across the road from the property. It's a perfect space for kids to play and enjoy some fresh air. This townhouse was built in 2021 and offers modern finishes throughout. With its convenient location in Taylor, residents have easy access to nearby amenities such as schools, shops, parks, and public transportation options. Whether you're a first-time homebuyer looking to enter the property market or an investor seeking a lucrative rental opportunity in a sought-after suburb like Taylor, this property ticks all the boxes. Its spacious layout, courtyard spaces, and proximity to amenities make it attractive to both upsizers looking for more room as well as downsizers wanting low-maintenance living without compromising on comfort.

At a glance... - Offering Modern design and in a prime location - A two-story townhouse which boasts spacious living areas - Be greeted by a spacious open living, dining, and kitchen area, perfect for both relaxing and entertaining - A central kitchen that acts as the heart of the home and features modern appliances - A front and rear courtyard provides ample outdoor living - Upstairs are four generous sized bedrooms which all have block-out and transparent blinds - The master bedroom is serviced by its own ensuite and features a walkthrough robe - The remaining 3 bedrooms are all equipped with built-in wardrobes and serviced by the main bathroom - Upstairs also comes with the bonus of a study area at the landing - A double lockup garage with entry into the rear courtyard - Double glazed windows - Ducted reverse cycle heating and cooling throughout - Directly opposite the property is a large open grass reserve area

Love the location... - Within 2 minutes' drive to the Taylor Adventure Playground - Within 2 minutes' drive to the Taylor Sportsground - Within 3 minutes' drive to the Margaret Hendry School - Within 4 minutes' drive to the Casey Market Town - Within 8 minutes' drive to the Gungahlin Town Centre

Property details... Ground Floor: 65sqm Upper Floor: 73sqm Total Living: 138sqm Garage: 35sqm Front Courtyard: 24sqm Rear Courtyard: 44sqm Total Build: 241sqm Built: 2021 EER: 6.0 Rates: \$454pq (approx) Land Tax: \$622pq (approx. only if rented) Body Corporate: \$687pq (approx. both administration and sinking fund included)

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