

# 4 Ancher Street, Taylor, ACT 2913



## Townhouse For Sale

Thursday, 16 November 2023

4 Ancher Street, Taylor, ACT 2913

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 151 m2**

**Type: Townhouse**



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## Auction

This light filled, north-facing townhouse in the popular suburb of Taylor is conveniently located close to lush reserves, playing ovals, rivers & pond with walking trails weaving their way across the suburb which you can enjoy on a daily basis. The Margaret Hendry school, upcoming Taylor shops and the Gungahlin town centre are also nearby ensuring that you will have everything you need within close proximity. Internally, the layout has been well designed spanning over 151m<sup>2</sup> under-roof line, making sure there is plenty of space to spread out and relax in comfort. The modern kitchen is well catered, and offers plenty of bench space, & stainless-steel appliances making sure all those homemade meals are cooked to perfection. Storage will never be an issue with drawers under benchtops, overhead cupboards & additional built-in pantry space perfect for all your culinary requirements. The North facing living and dining areas open onto to the beautiful courtyard making it perfect for entertaining. Upstairs you will find two generous bedrooms with large built-in robes & two bathrooms. The master bedroom is overlooking the front courtyard & nearby park, while the rear bedroom looks over the Canberra backdrop capturing the Telstra tower from the elevated position making sure everyone has a beautiful view to wake up to. There is also a third bedroom on the lower level serviced by a powder room which can be used as a guest bedroom, lounge or an office/study. 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, crimsafe security doors & screens, timber flooring to the living areas & carpets in bedrooms. Car accommodation is catered for with a double garage conveniently positioned in the lower level of the home with internal access. If you are a live in owner or a savvy investor, this is surely a property you don't want to miss. Rarely you can get a townhouse with 5.5 kw Solar panels, you will never have to worry about those big electricity bills.

Summary of features:

- 3 bedrooms with built in robes
- 2 bathrooms
- Separate powder room downstairs
- Double garage
- Open plan living area
- 5.5kw solar panels
- European style laundry
- Large north-facing courtyard
- Designer kitchen with stone surfaces, additional pantry & stainless steel appliances
- Timber flooring to living areas & carpets in bedrooms
- Ducted reverse-cycle heating and cooling
- Modern bathrooms with wall hung vanities, semi-frameless shower screens, & 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): 151m<sup>2</sup> Living: 103 m<sup>2</sup> Courtyard: 16m<sup>2</sup> Garage: 48m<sup>2</sup> Built: 2022 Rental estimate: \$695 - \$710 per week Strata fees (incl sinking fund): \$2,718 per annum Rates: \$2,264 per annum Land tax (investor's only): \$2,910 per annum EER: 6.0 Stars