

4 Nell Edeson Street, Taylor, ACT 2913



Sold House

Friday, 11 August 2023

4 Nell Edeson Street, Taylor, ACT 2913

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 628 m2

Type: House



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\$1,460,000

Luxurious 4 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 628m² block provides ample space, privacy & stunning views for the new owners. Boasting 329m² 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, feature brick facade, beautiful corner windows & double wide entry door creates a lasting first impression. The light filled interiors are complemented by the rich timber floors & high ceilings throughout providing a sense of comfort & luxury every time you step inside. Spanning a staggering 258m² 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 electric & steam ovens, 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 3.9m high raked ceiling, built-in entertainment unit, built-in bar area and over-sized picture windows to savour mesmerising aspects over the verdant gardens. The double-glazed sliding doors provide instant access to the large alfresco which comes complete with a built-in kitchenette area perfect for family and entertainment year-round. Whether prepping for parties or watching kids play, the floorplan makes it happen with ease. To further complement the incredible artisanry, quietly placed from the kitchen is a versatile living area, with a built-in entertainment unit allowing you to create your own space that suits your lifestyle, and this living area also has a study nook for anyone that works from home. The laundry room has internal drying cupboards and space for two washers and dryers with external access. The accommodation zone features two ensuite master bedrooms with glorious garden aspects, custom built walk-in robes and are serviced by sumptuous fully tiled bathrooms with floating custom vanities, designer tap ware, free-standing bath 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, corner windows & feature bricks- 1500mm double entry door with electronic locks- 4 bedrooms - 2 master-ensuites with WIRs - 3 bathrooms with 2 free-standing baths- Full-height feature tiling, rain shower & floating vanities in bathrooms- Multiple living areas - Custom built-in entertainment units, cloak area, bar area, & study nook- High ceilings with a combination of 3.9m & 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 - Soft-close cabinetry- Large over-head cupboards- Stone surfaces in kitchen, walk-in pantry & laundry- Custom extra-large linen cupboards & cloak area- Stone feature vanity in the master ensuite- Rain water shower & dual shower in all bathrooms - Heated towel rails- Spa bath - Separate powder room - Double glazed windows & doors throughout the house- Timber floors throughout the house- Zoned reverse cycle ducted climate control- Linear grill ducts- Feature recesses - Laundry with plenty storage & external access- Large, entertainers alfresco with outdoor kitchen area- Fully landscaped gardens - Sprinkler & dripper systems installed

Key figures:- Block size: 628m²- House size: 329m² - Living area: 258m² - Alfresco: 20m²- Garage: 42m²- Land rates: \$3,400 per annum- Land tax (investors only): \$5,578 per annum- EER: 7.3