

# 4 Sievers View, Taylor, ACT 2913



## House For Sale

Thursday, 25 April 2024

4 Sievers View, Taylor, ACT 2913

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 540 m2

Type: House



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## Auction

This stunning near new home offers an unparalleled level of contemporary luxury in the highly sought-after location of Taylor. Spanning over 315m<sup>2</sup> under roof line, offering a light-filled, ultra-spacious, and sophisticated dwelling with breathtaking views. Only moments from the Gungahlin town centre, prestigious schools and lush reserves, this modern architectural home presents as new and epitomises luxe living. This special residence is beautifully introduced via its wide frontage and framed by striking double-storey façade with oversized windows capturing stunning views. Landscaped frontage leading the way to a double garage and welcoming entrance portico. Step inside to realise light filled interiors complemented by chic tile flooring and high ceilings throughout to great effect. Boasting a functional and versatile floorplan with five bedrooms, three bathrooms, & multiple living areas it is perfect for families of all sizes. You are spoilt with a lounge, family & meals areas, study area, & a large alfresco to spread out and relax in comfort or entertain in style with family & friends. The hub of the home is dedicated to a striking gourmet kitchen fitted with 40mm island stone benchtop with waterfall ends. Premium Bosch appliances including a 900mm gas cooktop, 600mm oven & dishwasher. In addition, there is also the walk-in pantry with plenty of additional bench, cabinetry space & overhead cupboards making sure storage is never an issue. Inviting, the stylish family & meals area takes centre stage with large windows on all sides & sliding doors to savour mesmerising aspects over the verdant garden to the rear. Direct access to the Alfresco & landscaped gardens weather hosting a party or looking over kids while they play this property makes it happen with ease. There is a separate living zone downstairs, with the first master ensuite complete with a walk-in robe & an additional powder room ideal for multi-generational purchasers, guest accommodation, or larger families. Upstairs, you'll find the opulent main master suite with picturesque views and is fitted-out with a large walk-in robe, and a modern bathroom. The other three bedrooms on this level are serviced by fully tiled main bathroom with floating custom vanities, designer tap ware, free-standing bath and a large shower along with a separate powder room making sure there is enough room for everyone to get ready in the morning. Other notable features of the home include zoned ducted reverse cycle heating and cooling, a large laundry with ample storage & space for 2 washer/dryers, additional bench space & external access, tiled flooring in the living areas downstairs & timber floors upstairs & in all the bedrooms, & additional storage under the staircase. Car accommodation is catered for with double garage conveniently positioned at the front with direct access into the home with additional storage space. Externally, the property offers plenty of space to be used as per your requirements, ensuring that entertaining becomes a regular occurrence. An outstanding overall package which deserves your inspection if you are in the market for a high-quality residence.

Summary of features:- Near new architectural home- 1200mm entry door with electronic lock- 5 bedrooms- 2 master-ensuites with WIRs- 3 bathrooms- Additional powder room- Full-height feature tiling, large showers & floating vanities in all bathrooms- Multiple living areas- High ceilings throughout the house- Designer kitchen with premium appliances- Walk-in pantry with additional bench & storage- 40mm stone benchtop with waterfall edges- Double undermount sink with pull-out mixer- Bosch 900mm 5 burner gas cooktop- Bosch rangehood & multifunction oven & dishwasher - Soft-close cabinetry- Large over-head cupboards- Stone surfaces in kitchen, walk-in pantry & laundry- Double glazed windows & doors throughout the house- Tiled flooring in living areas downstairs & timber floors in bedrooms- Zoned reverse cycle ducted heating and cooling- Laundry with plenty storage & external access- Fully landscaped gardens

Key figures (approx.):- Block size: 540m<sup>2</sup>- House size: 315m<sup>2</sup>- Living area: 252m<sup>2</sup>- Alfresco: 11m<sup>2</sup>- Porch: 11m<sup>2</sup>- Garage: 41m<sup>2</sup>- Land rates: \$3,291 per annum- Land tax (investors only): \$5,661 per annum- EER: 5.0