

# 40 Sunnyman Street, Taylor, ACT 2913



## House For Sale

Friday, 19 April 2024

40 Sunnyman Street, Taylor, ACT 2913

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 552 m2**

**Type: House**



Adil Iqbal

## Offers over \$1,290,000

This architect designed home will have you never wanting to leave. From a formal lounge room overlooking the mountains to the massive family and dining, this house is all about quality, comfort and space. It's simply breath taking and offers space for yourself, your loved ones, & your friends. The expanse of timber floors and timber accents create a sense of sophistication and quality. A separate dining area will be ideal for dinner parties, as will the huge alfresco which transitions seamlessly from both living areas. This creates a highly liveable indoor & outdoor space. The kitchen has perfect appliances for the budding chef and is contemporary with stainless steel appliances from Bosch. The butler's pantry is massive with lots of cupboard space. Kitchen has 50mm stone benchtops, waterfall edges, bulkheads to ceiling, and 3.8m high ceilings which create a sense of occasion. The master bedroom is a parents' retreat and sanctuary like. It has an enormous walk in robes, his and her wardrobes and vanity mirror. The ensuite is large with dual vanities and jacuzzi bath. The main bathroom has frameless shower screen, quality European tiling, tapware and bath tub. The guest bedroom is on the front with ensuite and built-in robes and the other two bedrooms in the rear have access to the main bathroom. All bedrooms have built in robes and capture either views or natural sunlight. There is a purpose built home office/study in this home. The double glazing means it will be cheaper to heat and cool than other single glazed properties. A large dual car garage with extra storage space and high ceilings will be perfect for hobbyists and car enthusiasts alike. This is a spectacular home with mountain views and reserves nearby. It is elegant, sophisticated and will suit buyers of a similar ilk. Features • Bosch appliances to kitchen • Ducted reverse cycle heating and cooling • Low maintenance garden • Formal lounge, family/dining and alfresco • Large bedrooms with built in robes • Three bathrooms and two with bath tubs • Massive walk-in pantry • Mountain views and reserves at the corner • Fast access to City