

# 43 Taylor Street, Ngunnawal, ACT 2913



## Sold House

Friday, 3 May 2024

43 Taylor Street, Ngunnawal, ACT 2913

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 396 m2

Type: House



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**\$833,000**

Perfectly positioned in the heart of Ngunnawal, lies a three-bedroom home, built with hope and dreams, and customized with love and attention to detail. Upon selling their first home, the homeowner sought out this property as their forever home, envisioning a space where comfort meets convenience. Since it was purchased, this home has been transformed into a sanctuary, perfectly tailored to support a lifestyle of peace, privacy, and productivity – particularly through the homeowner's PhD journey. With meticulous attention to detail, every aspect of the home was designed to cater to the needs of a modern family while providing an environment conducive to both rest and study. The presence of external shutters and block-out curtains throughout ensures that each room remains a quiet, secluded space, perfect for escaping the hustle and bustle of the outside world at any time of day. Upon entering the home, a bright and spacious layout welcomes you in, combining the living, kitchen, and dining areas into a cohesive, open-plan design. The kitchen features an expansive countertop and extended breakfast bar, ideal for family breakfasts or meal preparations. Equipped with modern electric appliances, including a mini dishwasher, and a double stainless-steel sink overlooking the backyard, this space offers ease of supervision of outdoor play while engaging in culinary exploits. Down the plush-carpeted hallway, each of the three sizeable bedrooms offers built-in wardrobes and a promise of personal space and comfort. Offering access to the main bathroom complete with a built-in bath tub, shower toilet and well-sized vanity. The master bedroom, a true retreat located at the rear of the property, includes a private ensuite, establishing a private haven for the parents. This home is not just well-appointed but has been lovingly maintained to keep its interior pristine and welcoming, while the outdoor areas have been thoughtfully curated to enhance this lifestyle of ease and enjoyment. The front yard presents a landscaped garden that invites serene moments under the sun, while the backyard is designed for minimal upkeep, featuring a spacious concrete veranda for entertaining and split-level gardens that beckon the cultivation of vegetables or flowers. Further enhancing the practicality of this family home is the oversized, double car lock-up garage, providing secure storage for vehicles and additional belongings, accessible directly from the backyard or via internal access for ultimate convenience. Now, as this home comes onto the market, it offers more than just a list of ideal family features – it promises a continuation of care and quality living. Situated within walking distance of local amenities and just a short drive from bustling marketplaces, 43 Taylor Street is perfect for families seeking a blend of suburban tranquillity and urban accessibility. It stands ready to welcome a new family to begin their chapter, amidst its comforting walls and lovingly tended spaces, in the beautiful setting of Ngunnawal. More Details:- Sizeable master bedroom ft. built-in wardrobe & private ensuite with large shower- Additional two bedrooms ft. built-in wardrobes- Brand new carpet to all bedrooms & hallway - Open plan living, kitchen & dining ft new floating floors - Spacious kitchen ft. Chef brand fan forced electric oven & 4 burner cooktop, mini Iive dishwasher & generous breakfast bar- Ducted heating & cooling- Ducted evaporative cooling- Main bathroom ft. built-in bathtub & separate shower- Laundry ft. large linen cupboard & external access- Double-glazed windows throughout- External shutters for privacy, light & noise reduction- Low-maintenance backyard ft. concrete & split-level garden beds- Landscaped front yard ft. established gardens & water tank- Oversized double car, lock up garage ft. automatic roller door, internal access & direct access to backyard- Within walking distance of local shops, schools, parks & playgrounds, Ngunnawal Sports Ground & public transport- Short commute from local shops inc. Casey Market Town & IGA Nicholls- Approx. 8min commute to Gungahlin Marketplace & surrounding retailers (according to Google Maps)- EER: 6 starts- Year Built: 1999- Approx. Block Size: 396 sqm- Approx. Living Size: 102.36 sqm- Approx. Garage Size: 36.50 sqm- Approx. Council Rates: \$390 per quarter- Approx. Rental Return: \$670 - \$700 per week