

**44 Vahland Street, Taylor, ACT 2913**

LUTON

**House For Sale**

Thursday, 4 April 2024

44 Vahland Street, Taylor, ACT 2913

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 337 m2**

**Type: House**



Sophie Luton  
0261763425



Richard Luton  
0261763425

**\$969,000**

Providing a tranquil single-level retreat, this immaculately presented designer home has been purposefully planned to suit the block orientation and offer a quality selection of well thought out inclusions. From the street appeal, with low-maintenance easy care gardens, the white facade, terrazzo porch tiles and peach door are immediately inviting. Warm and welcoming, with genuine timber floors and a northerly aspect to the rear ensuring the open-plan living space and entertainment terrace are bathed in sunlight. The kitchen with a bespoke tiled splash back, stone benchtops and electric appliances. The master bedroom with walk-in-robe and ensuite, and an additional three bedrooms with built-in-ropes; serviced by the main bathroom. Offering an easy-care property without any compromise on the functionality and finishes. Features: Brand new home Single-level living Full landscaped, easy-care gardens Gorgeous designer home Fresh white facade with peach front door Entrance portico Genuine European Oak Timber floors High ceilings (2550) Double glazed windows LED lights Ceiling fans to all four bedrooms Ducted reverse cycle heating and cooling 100% Wool carpet, loop pile carpet Northerly aspect to the rear, providing light-filled living and entertainment areas Open-plan living room opening onto the entertainment terrace through sliding doors Main bedroom with walk-in-robe and ensuite Bedrooms two, three and four with built-in-ropes Main bathroom with bath and shower and separate toilet Ample built in storage including a large linen closet and a functional broom cupboard with power point for charging stick vacuums Linen closet Stunning kitchen with 20mm stone benchtop bespoke tiled splash back, stainless steel electric oven, cooktop and dishwasher Separate laundry room with stone benchtop and large integrated sink Double garage with automatic door and internal access 600mm wide Franke multi-function oven 600mm wide Franke electric ceramic cooktop Franke dishwasher Dorf gooseneck sink mixer with pull out spray Instantaneous electric hot water Living: 136m<sup>2</sup> approx (not including garage) EER: 6 Land Rates: \$2,905 approx Land size: 337m<sup>2</sup> approx