

**46 Vahland Street, Taylor, ACT 2913**



**House For Sale**

Thursday, 7 March 2024

46 Vahland Street, Taylor, ACT 2913

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Katrice Velnaar  
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Anthony Weston  
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## Auction 23/03/24

What you see: Stylish, simple and elegant living  
What we see: A home that exudes quality and style with space for the kids to play  
See more: Exceptional three bedroom home  
Light filled home Sense of space with green belt adjacent to home  
Beautiful open plan living and dining room  
Contemporary kitchen with stone benches, SMEG appliances and 900mm gas cooktop  
Segregated main bedroom with walk in robe and stunning ensuite  
Two well-sized bedrooms with BIRS, Stylish family bathroom with stone benchtops and semi frameless shower screen  
Separate office/ study area with built in joinery  
Double garage with internal access  
Living rooms with block out blinds  
All bedrooms with sheer and block out blinds  
High ceilings at 2.55m  
Double glazing throughout  
Matt black door furnishings and tap ware  
Moisture resistant laminated flooring  
Stunning alfresco 40m<sup>2</sup> part-covered  
Blackbutt timber deck  
Spacious backyard with lush natural lawn  
Inground irrigation system with bluetooth  
Secure colorbond fencing  
Fire pit area  
10KW solar system with inverter  
Crimsafe doors to laundry and sliding back door  
CCTV hardwired system  
Electric heat pump hot water system  
3m x 2.5 metre garden shed  
Fantastic location adjacent to parkland reserve  
Close to local schools and childcare centres  
Living size: 120m<sup>2</sup>  
Garage size: 38m<sup>2</sup>  
Block: 460m<sup>2</sup>  
Built: 2023  
EER: 6.0  
Rates: \$756 per quarter  
Land Tax: \$1,271 per quarter (only applicable if rented)  
Rental estimate: \$650 - \$700 per week  
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