

5 Ambler View, Taylor, ACT 2913

House For Sale

Friday, 5 April 2024



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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 574 m2

Type: House



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\$1,229,000+

A sublime northwest facing home nestled in the most sought-after suburb of Taylor, this incredible 4-bedroom, 2-bathroom home is a true exemplar of modern living and design. With impressive street appeal and engineered for comfort, this family home offers a high standard of living. Features of this 574m² parcel of land include hybrid flooring, 3.2 m high ceilings, chic built-ins, ducted reverse heating and cooling, sun-drenched rooms, manicured backyard with veggie garden and custom floor plan. Beyond a tasteful hallway adorned with a large lounge room for family and friends' reunion, the main floor of the home contains a massive family and dining room with an open-concept kitchen. The stylish kitchen is equipped with a 20mm Caesar stone benchtop, marble countertops, a KitKat backsplash, custom cabinets, high polish joinery, soft close drawers, a large walk-in pantry and a suite of high-end appliances including 900mm oven and cooktop. The family room opens to a large rumpus room overlooking the backyard and has private access to the deck. The rumpus could be used as multi-purpose room, a home office or kids' retreat. The master suite boasts a beautiful walk-in closet, a windowed en-suite bathroom with floor to ceiling tiles, dual vanities, a walk-in shower. The other three bedrooms in the rear have large built-in robes and have easy access to a full bathroom with bathtub. It has double glazing to windows and sliding doors which mean the high 6.0 energy rating makes it cheaper to heat and cool than a similar sized lesser rating home. The home is near nature with lots of green pastures and walking tracks where one can catch morning and evening sun while going for a sprint or walking a dog. The home is just a short distance away from trendy restaurants, cafes, shops, and is close to great schools. This home is also close to Gungahlin marketplace, Belconnen mall, and few mins drive to the city. Key Features:- In front of reserve and walking distance to lake- Bathrooms with floor to ceiling tiles- Wall mounted vanities and semi frameless shower screens- Kitchen with 20mm Caesar stone benchtop- Splashback, cooktop and 900mm oven - Soft close drawers and high polish joinery- Deck for outdoor entertainment with fantastic views- 3 separate living areas including formal lounge, family/dining and rumpus room.- Large garage with panel door to garage and internal access- High density grass in the front and backyard with veggie patch and lots of room for kids' play equipment- 3.2 m high ceiling with square set cornices- Large walk-in pantry with lots of cupboard spaces- Instant hot water system- 2000L rainwater- Double glazing to windows and doors- Walking distance to a lake, bus stop and schools Land size- 574 sqm approx. House size- 275.12 sqm approx. EER- 6.0 For further details, please contact Alvin Nappilly by submitting an enquiry below or calling on 0426146118. Disclaimer: Confidence Real Estate and the vendor cannot warrant the accuracy on the information provided and will not accept any liability for loss or damage for any errors or misstatements in the information. Some images may be digitally styled/furnished for illustration purposes. Images and floor plans should be treated as a guide only. Purchasers should rely on their own independent enquiries.