

# 53 George Seddon Crescent, Taylor, ACT 2913



## House For Sale

Wednesday, 21 February 2024

53 George Seddon Crescent, Taylor, ACT 2913

**Bedrooms:** 4

**Bathrooms:** 3

**Parkings:** 2

**Area:** 540 m2

**Type:** House



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**\$1,425,000+**

Located in a serene enclave surrounded by nature reserve, 53 George Seddon Crescent presents an exceptional opportunity for those seeking a bespoke contemporary residence. This architectural marvel boasts a captivating façade complemented by expansive windows overlooking the reserve opposite, offering a seamless blend of natural surroundings and modern comforts. Situated on a generous 540m<sup>2</sup> block, this 309m<sup>2</sup> home has been thoughtfully designed to maximize the block's position and elevation, providing a sense of exclusivity in this sought-after pocket of Taylor. Upon entering, the striking 3.6 metre ceilings demonstrate the volume of space on offer. What follows is a free-flowing interior of generous proportions featuring three separate living zones, four generous bedrooms and a separate study area, adorned with premium stone benchtops and bathed in natural light from the skylight directly above. Want to ensure your family and guests can enjoy maximum comfort? The home has been designed with two main bedrooms, both of these oversized bedrooms featuring luxury ensuites and extensive wardrobe joinery. This would be ideal for multi-generational families looking to occupy, alternatively your guests will be treated to only the best when visiting and is sure to leave a lasting impression. With three bathrooms and an additional guest powder room, the home effortlessly caters to both practicality and luxury. Three separate living zones, including a formal lounge, family and meals area, and a versatile rumpus/theatre room, offer ample space for relaxation and entertainment. The attention to detail is evident throughout, with stunning herringbone hybrid vinyl oak flooring, quality woollen carpets, and custom joinery enhancing the ambience of each room. The home seamlessly connects from the indoors to the expansive alfresco area, complete with four large skylights, and invites alfresco dining and entertaining year-round. The heart of the home includes an impressive designer kitchen, where high-quality timber joinery meets the premium stone finishes. Equipped with premium appliances, a spacious 3.5m long island bench clad in 60mm stone with waterfall edges, and a separate butler's pantry with 40mm stone, this culinary haven is both functional and aesthetically pleasing. Outside, the fully landscaped backyard offers a private retreat, featuring a fully fenced backyard with large flat grass area, established plants, and complemented by an irrigation system and water tank. Additional features include zoned reverse cycle ducted heating and cooling for comfort all year round, double glazed windows, security cameras, NBN connectivity and provision for electric vehicle charging already in place. To complete the package, there is a large double garage with epoxy painted flooring, high ceilings and ample storage space, ensuring convenience and comfort for the discerning homeowner. This is a home where an inspection is required to appreciate the quality and attention to detail on offer, we look forward to seeing you at the next inspection. Summary of features:

- Bespoke contemporary home with feature façade and expansive windows to the front overlooking reserve
- Located in a premium street with reserve opposite and surrounding the street
- A quiet and secluded pocket of Taylor
- Generous 540m<sup>2</sup> block
- 309m<sup>2</sup> house
- The home has been custom designed to perfectly suits the block, taking advantage of its size and elevation
- 4 generous bedrooms (2 main bedrooms)
- Study area with premium stone benchtops and skylight above
- 3 bathrooms + guest powder room
- 3 separate living zones (formal lounge + family & meals + rumpus/theatre)
- High ceilings throughout the home – 3.6m to front lounge, 3m in the main living area & 2.7m to all other rooms
- Stunning herringbone hybrid vinyl oak flooring to living area floors
- Quality woollen carpets to bedrooms
- Seamless connection from indoors to the large impressive alfresco, featuring 4 large skylights
- Two main bedroom suites (both with enormous robes and luxury ensuites)
- Generous bedroom sizes for all other bedrooms (all with built in robes)
- Well-appointed bathrooms with customised joinery, quality fixtures & free-standing baths to two of the bathrooms
- Large separate laundry with extensive storage
- Custom joinery throughout the home, including bathrooms vanity storage, laundry & abundance of linen storage
- Zoned reverse cycle ducted heating & cooling throughout the home
- Electric hot water
- Impressive designer kitchen with both size and functionality thoroughly considered
- High quality timber joinery finishes coupled with 60mm premium stone to breakfast bar with waterfall edges.
- Butler's pantry with 40mm stone benchtops, separate sink and abundance of storage
- Premium appliances, including gas cooktop, electric oven, rangehood & dishwasher
- Large 3.5m island bench with undermount sink & plenty of seating room for informal dining.
- Fully landscaped private backyard with large flat grass area & established plants
- Irrigation system to garden
- Electric vehicle car charging provision
- NBN connected with patch panel & data cabling
- Double glazed windows throughout
- Quality sheer curtains to living area windows & main bedrooms
- Roller blinds to bedrooms 3 & 4
- Large double garage with rooms for storage & high ceilings
- Water tank
- Security cameras