

# 64 Ken Herde Crescent, Taylor, ACT 2913



## Sold House

Saturday, 24 February 2024

64 Ken Herde Crescent, Taylor, ACT 2913

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Paul Corazza  
0418632217



Ray Moon  
0401368276

**\$1,077,000**

Price Guide - \$1,060,000+ Let luxury become your lifestyle, living in this modern 4-bedroom family residence with a beautiful combination of spacious living & outdoor entertaining areas, mixed a list of impressive features. The single level design will be sure to cater to any growing family & offers a versatile layout to tailor to your living requirements for day-to-day comfort. Located in this prime area of Taylor, enjoy the benefit & picturesque surroundings of the nature reserve with various walking trails positioned just metres away. Internally the home comprises of a spacious lounge/formal living area to the front of the home that can be privately closed off, ideal for dinner parties. The expansive open plan living, dining & kitchen is the soul of the home, delivering a generous level of space to spread out relaxing with family & hosting family & friends in style. Enhance your well-being with the comfort of ducted heating & cooling, double glazing, quality window treatments to increase the energy efficiency of the home to keep you feeling relaxed all-year round. A highlight of the home is the chic kitchen that features a premium fit out with a selection of quality appliances & space for meal preparation. No stone has been left unturned with the beautiful 40mm quantum quartz 'Angelico Palazzo' with pencil round edging benchtops, 45-degree shark nose soft close cabinetry, 800mm Bosch induction cooktop, Bosch oven, rangehood & dishwasher, & a walk-in pantry with added bench space. Seating space is also accommodated for meals on the go or conversing with guests in this entertainer's home. Not to mention the beautiful additions of the LED pendant lights in the kitchen & dining area with multi-tone light options that complete this area of the home. The layout has been expertly designed, with all the bedroom's well-positioned away from the living areas for added peace & privacy. The main bedroom suite presents any couple the perfect setting with a generous size, delightful ensuite, walk-in robe & direct access to the backyard for your convenience. All the remaining bedrooms are well-sized with mirrored sliding wardrobes, a walk-in robe in the second bedroom & windows for added natural light. Complementing the articulate detail & finishes of the home, the bathrooms add another layer of sophistication in terms of design & features. Redefining modern luxury the in-built 1500mm 'Remer Vera' LED mirrored shaving cabinet enhances the beauty & light in the ensuite & LED blacklight mirror in the bathroom, along with full floor to ceiling tiling, floating vanity units, large bathtub with a wall spout & handheld shower head, & windows for added light. Outside, there is no shortage of space with plenty of large & open grassed areas for kids & pets to play & options for a trampoline, swing set & more for any young family. The fully fenced backyard offers a private retreat with established gardens, covered entertaining alfresco that connects nicely off the living areas, perfect for social gatherings & relaxing quietly outdoors. Positioned in this desirable section in Taylor, enjoy the convenience & charming aspect of living just metres from the nature reserve & walking trails to One Tree Hill. There are various schooling options nearby for kids of any age, along with local playgrounds & ovals. Summary of features: - Contemporary single level residence with a mix of impressive features - Premium position metres away from One Tree Hill nature reserve with walking & bicycle trails - Expansive open plan formal living & dining room for enhanced well-being - Spacious lounge room for day-to-day living - Covered entertainer's tiled alfresco with views & plenty of grass space for kids & pets to play plus stone retaining walls - Large double car garage with internal access, epoxy flooring, x2 three phase power points for EV wall chargers or heavy-duty tools - Soft Oak Natural laminate flooring installed throughout - Square set ceilings 2.7m high - Double glazed windows - Mix of white wooden venetian blinds & Veri shades window treatments - 10.92kW solar system with Jinko 390W solar panels - 13.5 kWh Tesla Powerwall - x2 5-pin adapters for Tesla mobile charger - Ducted (three phase) reverse cycle air-conditioning throughout with central command & Wi-Fi remote access - 4000 litre rainwater tank with 3 separate taps around the house - Solar heated hot water system - Vimar voice & video doorbell with Wi-Fi & remote access - Security video surveillance system - Beautiful kitchen design with 40mm Quantum Quartz 'Angelico Palazzo' with pencil round edges - Bosch 800mm flex induction cooktop with 4 zones, touch control & boost function - 600mm Bosch oven & 860mm integrated rangehood - Bosch dishwasher with eight wash programs & Wi-Fi function with remote control - Walk-in pantry with benchtops & cupboard space - 45-degree shark nose soft close cabinetry - Feature kitchen & dining pendant lights with multi-tone light options - Main bedroom suite - flooring to ceiling curtains & sheer net, honeycomb blinds, pendant lights, walk-in wardrobe & private outdoor access - Ensuite - Inbuilt 'Remer Vera' LED mirrored shaving cabinet, his & hers sinks, wall hung vanity, floor to ceiling tiles, designer tapware, shower with twin heads & a separate toilet with a glass door - Bedroom 2 with a walk-in robe - Bedrooms 3 & 4 with mirrored sliding wardrobes - Main bathroom - Full height tiling, wall hung vanity, extra-large bathtub with wall spout & handheld shower head & a heated towel rail - Powder room with a floating hand basin - Separate laundry room with side access & a walk-in linen cupboard - Garden shed for outdoor equipment or tools - Sprinklers with Hollman Wi-Fi

automated remote access Key figures: - Internal living: 175m<sup>2</sup>- Block size: 488m<sup>2</sup>- Garage area: 39m<sup>2</sup>- Rates: \$2,915 p.a. (approx.) - Land tax (investor's only): \$4,577 p.a. (approx.) - Year built: 2022- EER: 6 stars