

65 Proudfoot Rise, Taylor, ACT 2913

MARQ

House For Sale

Friday, 19 April 2024

65 Proudfoot Rise, Taylor, ACT 2913

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 680 m2

Type: House



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Auction Tue 21st May, 12:00PM

Situated in a quiet, dress circle location, with sweeping views over the reserve opposite to the mountains and One Tree Hill, this impressive home was completed just six months ago. It presents a striking facade, complemented by sandstone retaining walls and offers a high standard of finish, as a builder's own home. In the welcoming entrance, the oversized front door opens to a foyer with a self-contained living area or rumpus, garage access and a warmly lit stairway up to the main level. Engineered Oak flooring in an attractive herringbone pattern extends from the entry through the main living area. Bathed in light from full length windows to the north aspect, and enjoying a private outlook over reserve to One Tree Hill, this large open plan living area is the hub of the home. High ceilings and LED downlighting feature throughout, while ducted reverse cycle air conditioning ensures comfort, with digital control zoning to every room. Views over the sparkling inground pool are enjoyed from the dining and family areas. The stunning kitchen showcases a vast area of stone benchtop, including a massive island bench with breakfast bar, a 900 mm induction cooktop and oven, stone splashback, an integrated Bosch dishwasher and walk-in pantry. A private view to One Tree Hill and sunny north aspect adds to the enjoyment of the space. The neutral white palette is complemented by the warmth of the herringbone flooring and timber accents in the kitchen, while elegant sheers grace the large family and dining areas. Electric block-out blinds furnish all windows. The family room flows seamlessly onto an impressive, covered entertaining area with ceiling fans and lighting, a wood fired brick barbeque, built-in gas barbeque, sink and bench space, and access to the heated swimming pool.

Segregated at the front of the home, the palatial master suite, furnished with soft sheers and luxurious wool carpet, offers high ceilings, sweeping and private views over reserve to the mountains, a walk-through robe and roomy ensuite with rain shower and dual basins. The family room leads to three secondary bedrooms, all with built-in robes and the main bathroom, featuring a bath, rain shower and powder room. On the entry level, a self contained living area or rumpus has a glass door to the north aspect, opening to a separate driveway, a kitchen and a large bedroom with ensuite. A solar system of the maximum size supports a high level of comfort, while heat pumps supply hot water and pool heating. The enviable, peaceful location is steps to reserve pathways, only a short walk to Margaret Hendry school and a short drive to Amaroo, Casey or Ngunnawal shopping centres! Features:- Spacious home in quiet, dress circle location, completed only six months ago- Sweeping, private views over reserve opposite to Brindabellas and One Tree Hill- Oversized front door opens to welcoming entry with an inviting stairway up to main level- Large open plan living area with high ceilings and LED throughout, bathed in light from full length windows to north aspect, framing a private outlook over reserve to One Tree Hill- Stunning kitchen showcases a vast area of stone benchtop, including a massive island with breakfast bar, a 900 mm induction cooktop and oven, stone splashback, integrated Bosch dishwasher and walk-in pantry- Ducted reverse cycle air conditioning with digital control zoning throughout - Solar system of maximum size - Heat pumps supply hot water and pool heating- Attractive engineered Oak herringbone flooring from entry through living area, which is furnished with sheers and electric block-out blinds- Family room flows onto an impressive, covered entertaining area with fans and lighting, a wood fired brick barbeque, gas barbeque, sink and bench space, and access to the pool- Huge master suite features high ceilings, soft sheers and high-end wool carpet, private views over reserve to the mountains, a walk-through robe and roomy ensuite with rain shower and dual basins- Three secondary bedrooms with built-in robes, and main bathroom featuring a bath, rain shower and powder room- On entry level, self contained living or rumpus has glass door access to own drive, a kitchen, large bedroom, ensuite, own hot water and a reverse cycle air conditioner- Internal access to large double garage with epoxy flooring and auto panel lift door- Cellar or storage area behind garage, which has a powder room- Steps to reserve, short walk to school and only short drive to shops at Amaroo, Casey and Ngunnawal"Whilst all care has been taken to ensure accuracy, the material and information contained within are approximate only and no warranty can be given. MARQ does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries."