

# 7 Judith Macintosh Crescent, Taylor, ACT 2913

STONE

## Sold House

Sunday, 13 August 2023

7 Judith Macintosh Crescent, Taylor, ACT 2913

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 610 m2

Type: House



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**\$1,130,000**

With stunning presentation throughout, this 2-year-old, 4-bedroom home provides generous proportions, a designer feel, and high-quality finishes. Offering light-filled living spaces, dedicated to indoor/outdoor areas, this residence has been intuitively crafted to create a supreme property of style and privacy. Flowing over 249.89 sqm, the open-plan kitchen, living and dining flows through to the covered alfresco for hosting guests plus a low-maintenance backyard with room for the kids and pets to play.

**Features Overview:-** North-facing living areas - Single-level floorplan, free-standing separate title home- Raked ceiling in the living/dining room, double-glazed windows- Second living area is the nature outside, our alfresco which overlooks the nature park, which makes it so Canberra (bush capital) and such a quiet and private street- Wake up to sunrise during breakfast at the bench and have dinner with the view of the moon, rising behind the trees of the park- NBN connected with FTTP- All rooms fixed with data points- 3 Phase power to the home- Age: 2 years (built in 2021)- EER (Energy Efficiency Rating): 6 Stars Sizes (Approx)- Internal living: 180.19 sqm- Alfresco and pergola: 25.56 sqm- Porch: 3.32 sqm- Garage: 40.82 sqm- Total residence: 249.89 sqm- Block: 610 sqm Prices- Rates: \$780.75 per quarter- Land Tax (Investors only): \$1,243.25 per quarter- Conservative rental estimate (unfurnished): \$880 - \$900 per week

**Inside:-** Master suite with walk-through robe and ensuite- Spacious bedrooms all with built-in robes- Main bathroom with a large bath and floor-to-ceiling tiles- Laundry room with external access and ample storage space- Light-filled open-plan living that brings family connectedness- Large modern kitchen with ample bench and storage space, Breakfast bar, stainless steel appliances and butler's pantry. - Ducted reverse cycle heating and cooling- Instantaneous gas hot water- Double-car garage with internal access

**Outside:-** Private backyard with direct access to the Nature reserve and Bike Park just across the street- Undercover alfresco area perfect for entertaining guests- Easy care. large corner block with ample space for the kids and pets to play

**Construction Information:-** Flooring: Concrete slab on ground- External Walls: Brick veneer- Roof Framing: Timber truss roof framing- Roof Cladding: Colorbond roof cladding- Fascia: Colorbond fascia- Gutters: Colorbond gutters- Window Frames: Aluminium window frames- Window Glazing: Double-glazed windows

Benefiting from Taylors' peaceful, natural surroundings and within walking distance to nature reserves, schools and communal parks, Horse Park Drive and main transport routes are easily accessed. Gungahlin Town Centre and Casey Marketplace are a short drive away, this suburb will continue to come to life as the area establishes.

**Inspections:** We are opening the home most Saturdays with mid-week inspections. However, If you would like a review outside of these times please email us at: [jesssmith@stonerealestate.com.au](mailto:jesssmith@stonerealestate.com.au)

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