

# 9/18 Shugg Street, Taylor, ACT 2913

STONE

## Townhouse For Sale

Thursday, 21 December 2023

9/18 Shugg Street, Taylor, ACT 2913

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 190 m2

Type: Townhouse



Jess Doolan  
0262538220



Alex Ford  
0262538220

**\$699,000+**

For all enquiries during the shutdown period, please contact Jess on 0477 775 773 or [jessdoolan@stonerealestate.com.au](mailto:jessdoolan@stonerealestate.com.au). Open homes for this property will resume on Saturday 13th January. This modern abode offers a functional way of living with three spacious levels and is quietly tucked away from mainstream roads giving quick access to amenities that will make your transition into Taylor living seamless and easy. 9/18 Shugg Street is located in the most prime position of Taylor being just a moments walk to Schools, parks, playgrounds, Casey Market Town, Amaroo Shopping Centre and more. This home boasts contemporary well-rounded living that is perfect all demographics. Inside:- Sunken dining-living area with grand high ceilings- Seperate front living area with seamless flow to private outdoor courtyard- Fully appointed kitchen with stone bench tops, quality appliances- Open plan living dining space that opens to outdoor terrace- Great sized bedrooms all with built in robes- Bathroom and ensuite with floor to ceiling tiles, wall hung vanities- European Laundry- Split system to living & master bed, ceiling fans throughout Outside:- Internal access from double garage- Garage with additional storage space- Small grass courtyard at entry- Balcony from living area for plenty of natural light- Visitor parking available Sizes (Approx.)- Internal Living: 153 sqm - Balcony: 12 sqm- Carport: 25 sqm- Total residence: 190 sqm Prices:- Rates: \$548.94 per quarter- Land Tax (Investors only): \$507.75 per quarter- Body Corporate: \$616.17 per quarter- Conservative rental estimate (unfurnished): \$620-\$650 per week Features Overview:- Tri level floorplan- Located within walking distance to schools, parks and nature reserves; next to mainstream roads like Horse Park Drive that allow access to other parts of Canberra; a short drive to Gungahlin Town Centre and Casey Marketplace- Close proximity to early learning centres, primary and high schools- NBN connected with Fibre to the Premises- Age: Built in 2019- EER (Energy Efficiency Rating): 6.0 Stars Inspections: We are opening the home most Saturdays with mid-week inspections. If you would like a review outside of these times please email us at: [jessdoolan@stonerealestate.com.au](mailto:jessdoolan@stonerealestate.com.au). Disclaimer: The material and information contained within this marketing is for general information purposes only. Stone Gungahlin does not accept responsibility and disclaims 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.