

# 9/2 Trevor Gibson Way, Taylor, ACT 2913

ARCHER

## Townhouse For Sale

Saturday, 18 November 2023

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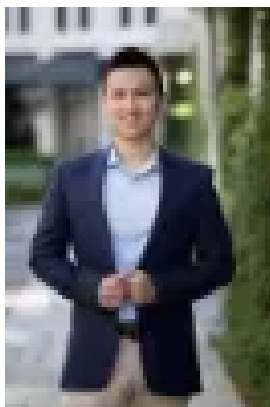
Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 128 m2

Type: Townhouse



Alex Wang

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**\$599,000+**

PLEASE NOTE, VIRTUAL FURNITURE IS APPLIED TO PHOTOS TO HELP DISPLAY HOW TO ORGANIZE THE ROOMS

Just steps away from Margaret Hendry Primary School, five lovely playgrounds and the walking trails of the Kinlyside Nature Reserve and just 4km to the Gungahlin Town Centre., this two-story townhouse boasts abundant natural light, spacious living and outdoor areas. It is a lifestyle property that is ready for the next owner to enjoy! Upon entering the ground level, you'll be captivated by the impressive 3.5m high ceilings that enhance the sense of space throughout. The open-plan living and dining areas seamlessly flow out to the front garden, creating a harmonious connection with nature. This low-maintenance home boasts generously sized living spaces and a well-appointed kitchen with abundant pantry storage and sleek stainless steel appliances. Adding to the convenience, you'll find a separate downstairs toilet and powder room thoughtfully positioned alongside a full-sized European-style laundry. Venture to the upper level, and you'll discover a generously proportioned main bedroom complete with a built-in robe and captivating vistas that beckon you to unwind. This floor also features another spacious bedroom and a stylishly appointed bathroom. This lovely home is a rare opportunity for the down-sizer and first home buyer who seeks easy access to quality amenities, parks and a thriving community. Contact us for more information and confirm your appointment today!

Features:

- 3 meters High Ceiling at ground level
- Open plan living and dining area
- Double-glazing windows and sliding doors throughout
- Easy to maintain enclosed garden
- Stainless steel appliance with gas cooking top
- Ceiling fan in bedrooms
- R/C Aircon in living
- Powder room downstairs
- European-style laundry
- Floating Vanity
- Automated garage with internal access

Particulars (all approx.)

Living Size: 102 m<sup>2</sup> + Courtyard: 26 m<sup>2</sup>

Year Built: 2022

Rent Estimate: \$550-\$560/week

Rates: \$379/quarter

Strata: \$354/quarter

EER: 6.0

DISCLAIMER

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