

9 Shugg Street, Taylor, ACT 2913

House For Sale

Tuesday, 28 November 2023



9 Shugg Street, Taylor, ACT 2913

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 420 m2

Type: House



Pratish Rijal

0450865524

By Negotiation

Confidence Real estate is extremely proud to be able to present this near New Modern Contemporary Masterpiece. It is one of those very special, unique moments in your life when you are incredibly fortunate to be offered a brand-new executive family residence of this distinction. Four Bedrooms, three Bathrooms, modern appliances and finishes you name it the property has it all. Every detail has been meticulously planned for, a beautiful intelligent construction, a masterful design over a single level with no steps, you will run out of words to praise this place. A modern gourmet kitchen fully fitted robes and walk-in, two ensuites, common bathroom, powder room, huge living room, zoned and ducted reverse-cycle air conditioning, blackout blinds, vinyl waterproof timber flooring. The lawns have been immaculately done up with astro turf needing low maintenance. To truly appreciate this exquisite offering, you must simply experience it. You are invited to come and enjoy this modern-contemporary masterpiece first-hand and enjoy all of these very special location features offered with it. Special Features Include:- Build complete 2022- Exquisite design with sumptuous display of open plan living- Waterproof vinyl flooring- Gourmet kitchen, stone Island benchtop, ceiling cabinetry, soft-close doors and drawers, deep square stainless-steel mounted double sink with black basin mixer, and Dishwasher- Modern Bosch appliances -Double glazed windows and high ceilings- Rear landscaped garden and yards - Large Alfresco is perfect to host parties for children, large gatherings and enjoying good times- Master bedroom with WIR and high profile ensuite- Second master with walk in robe and ensuite- Two additional bedrooms with built-in robes - LED lighting throughout- Zoned and ducted reverse cycle air conditioning- Instant gas hot water- Rainwater tank- Automated double garage- Fully landscaped with lawn (exposed black stone retaining wall)- Solar Panel 6.6kw - EER: 6.0 Star- Land Size: 420m2 approx.- Floor Area: 244.17m2 approx.- Alfresco: 9.28m2 approx.- Rates: \$640 per quarter approx.- Land Tax: \$1039 per quarter approx. (For Investor only)