

# 94 Robin Boyd Crescent, Taylor, ACT 2913



## Sold House

Wednesday, 12 June 2024

94 Robin Boyd Crescent, Taylor, ACT 2913

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 540 m2

Type: House



Rahul Mehta  
0404895162



Arjun Choudhary  
0450618727

**\$1,365,000**

Discover this contemporary 4 bedroom executive residence, complete with multiple living spaces inside & a lovely outdoor entertainer's alfresco. In this elevated position located on a large 540m<sup>2</sup> block this spectacular home embraces a sublime Canberra backdrop, only moments from the Gungahlin town centre, prestigious schools and lush reserves, this modern architectural home presents as new and epitomises luxe living. This special residence is beautifully introduced via its wide frontage and framed by magnificent feature timber cladding & a full render façade. Landscaped frontage leading the way to a double garage and welcoming entrance portico. Step inside to realise a sizeable foyer space and light filled interiors anchored by rich herringbone timber flooring and high ceilings throughout to great effect. Spanning a staggering 285m<sup>2</sup>, you're spoilt with a variety of living areas to spread out and relax in comfort or entertain in style with family & friends. The hub of the home is dedicated to a striking gourmet kitchen fitted with 60mm island stone benchtop with waterfall ends. Premium Franke stainless-steel appliances including a 5-burner gas cooktop, 900mm electric oven, semi-integrated dishwasher & soft close cabinetry. In addition there is also the butlers pantry with plenty of additional bench & cabinetry space. Inviting, the stylish informal lounge & meals area takes centre stage with 3.7m high ceiling and over-sized picture windows to savour mesmerising aspects over the verdant garden to the rear and instant access via double-glazed sliding doors to the elevated alfresco; perfect for family and entertainment year-round. Whether prepping for parties or watching kids play, this floorplan makes it happen with ease. To further complement the incredible artisanry, quietly placed is a versatile rumpus media lounge connecting the family & dining, allowing you to create your own space to suit your lifestyle, the huge laundry room has internal drying cupboards and space for two washers and dryers. The accommodation zone features two ensuite bedrooms with glorious garden aspects, plush carpets, walk-in robes and are serviced by sumptuous fully tiled bathrooms with floating custom exotic double vanity, chrome tap ware and large showers. The palatial main suite has an exquisitely fitted-out walk-in robe, an utterly heart-stopping bathroom, complete with a luxurious free-standing bath. Architecturally, graceful finishes delight the eye and add movement throughout the interior. The intricate ceilings are a work of art, and an infinitely variable lighting plan ensures every occasion is lit to perfection. This residence is not only the embodiment of luxury and style, but also the ultimate family home that deserves your inspection if you are in the market for a high-quality residence.

Summary of features:- Near new architectural home- Fully rendered façade with timber cladding- 1200mm entry door with electronic locks- Video-intercom system- 4 bedrooms plus a separate rumpus/ theatre room- 2 master-ensuites with WIRs & double stone vanity- 3 separate living areas including lounge, living/meals & rumpus/theatre- 3 bathrooms- Full-height feature tiling in bathrooms- High ceilings with a combination of 3.6m & 2.7m height throughout the house- 60mm marble look waterfall island benchtop- Double undermount island sink with pull-out mixer- 900mm glass black appliances- Premium laminate joinery with 2 pack cabinetries- Soft-close joinery- Glass splash-back- Full-height cupboards- 40mm stone-tops in kitchen, WIP & laundry- Double sink butler's pantry- 2 bathrooms with free-standing baths- Custom extra-large linen cupboards- Double glazed windows through-out the house- Highlight windows through-out the house- Pendant feature lighting- Herringbone timber floor in living areas- LED down-lights- Samsung reverse cycle ducted climate control with 4 separate zones- Linear grill ducts- Feature recesses throughout- Laundry with external access- Ample pantry and storage space- Large, elevated entertainers alfresco- Fully landscaped gardens- Sensor lights in backyard

Key figures:- Block size: 540m<sup>2</sup>- House size: 285m<sup>2</sup>- Living area: 219m<sup>2</sup>- Alfresco: 19m<sup>2</sup>- Garage: 39m<sup>2</sup>- Porch: 9m<sup>2</sup>