

**11 Berenice Street, Taylor, ACT, 2913**



**House For Sale**

Wednesday, 14 August 2024

11 Berenice Street, Taylor, ACT, 2913

**Bedrooms: 6**

**Bathrooms: 4**

**Parkings: 2**

**Type: House**

## Endless options in Taylor

Designed to offer endless options, this large family home provides space, quality finishes and sensational inclusions that are second to none.

Offering a total of 6 bedrooms, 4 bathrooms and multiple living areas or take advantage of the attached but separate 2 bedroom, 1 bathroom unit, you decide.

The large, open plan kitchen with oversized butlers pantry is the heart of the home, offering 40mm stone bench tops, pendant lighting, 900mm appliances and ample cupboard space.

The large family and dining space flows effortlessly off the large open plan kitchen, providing ample space for the family or entertaining, with an additional formal lounge also positioned at the front of the home.

The master bedroom is simply stunning, with walk through, his and her wardrobe and large ensuite with double vanity and floor to ceiling tiles.

There is also a fourth bedroom or guest bedroom in the main house, offering its own ensuite along with two other bedrooms with mirrored built in wardrobes. The main bathroom is positioned nicely near these bedrooms and also offers floor to ceiling tiles.

The covered alfresco is perfect for the family or entertaining, with double stacker sliding doors opening up to an outdoor barbeque, with sink, heater and ceiling fan. This alfresco area can also be completely closed up or opened up to the elements as required.

Currently closed off from the main house, you'll find a separately metred 2 bedroom, 1 bathroom unit, with kitchen, separate ducted heating & cooling.

This has been designed in a way where it can easily be opened back up to be a part of the main house.

Other inclusions include 2.4m to 2.7m ceiling height, double glazed windows, double roller blinds, 20KW reverse cycle heating & cooling with 5 zones, 13KW solar with 10KW battery, electric car point in the garage and security cameras just to name a few.

Positioned close to picturesque bush land, offering walking trails and plenty of open spaces, this well designed family home is sure to attract a keen eye for quality and inclusions.

Features:

### Main House

- Master Bedroom with walk in His & Hers wardrobes
- Ensuite with double vanity
- Guest Bedroom with ensuite
- Two additional bedrooms with built in wardrobes
- Mirrored wardrobe doors
- Main bathroom
- Separate powder room
- Large Kitchen with 40mm stone benchtops
- 900mm Westinghouse Appliances
- Extra Large Butlers Pantry with ample storage

- Separate formal lounge
- Open plan family and dining
- Study / Office room
- Outdoor covered Alfresco
- Built in outdoor kitchen
- Double stacker doors to close off Alfresco
- Outdoor Fan and Heater in Alfresco area
- Double garage with remote door
- Side access for boats or trailers
- Extra larger walk in linen cupboard
- 2.7m ceiling height in living areas
- 2.4m ceiling height in bedrooms
- Square set throughout
- 1.2m front door
- Smart Digital Code, Pass & Key Door lock
- Front door intercom with camera
- 13KW Solar system with 10KW Battery
- Electric car ready 3 phase power point in garage
- 26L Instant Rinnai Gas hot water system
- Daikin 20KW Reverse Cycle Ducted Heating & Cooling (5 zones)
- NBN Fibre-to-the-premises
- Double glazed windows and doors
- Double roller blinds throughout
- 6 Data points throughout
- 4 speakers wired throughout
- Hybrid engineered flooring in bedrooms
- Tiled living areas
- Alarm System
- 4000L Slimline rain water tank with pump
- 8 Swann NVR Security Camera system
- Low maintenance yard

#### Granny Flat/Unit

- 2 Bedroom with mirrored built in wardrobes
- Main bathroom
- Kitchen with 600mm appliances
- 20mm bench tops
- Large living space
- Separate Samsung Ducted Heating & Cooling with 3 zones
- 250L Dux electric hot water system
- Hybrid engineered flooring throughout
- Sound proof insulation in common wall between main house and unit
- Separate driveway for 2 cars

EER: 6.0

Living: 259m<sup>2</sup> (approx..)

Garage: 37m<sup>2</sup> (approx..)

Land: 619m<sup>2</sup> (approx..)

Built: 2022

Rates: \$6,092 pa (approx.)

Approx. rental return for 2 Bedroom unit: \$480 per week