

14 Ina Higgins Street, Taylor, ACT 2913

House For Sale

Wednesday, 3 July 2024



14 Ina Higgins Street, Taylor, ACT 2913

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 480 m2

Type: House



Alvin Nappilly

0450865524

\$1,219,000+

Comfortably placed at an elevated position, facing some of the best views on offer in Taylor and surrounded by other quality homes, this four-bedroom executive ensuite residence is sure to pull the heart strings of family orientated buyers searching for luxury in an unrivalled setting. This cleverly designed, expansive single level floor plan provides formal and informal living options to accommodate the needs of growing families on a day-to-day basis. The sun drenched oversized main bedroom with spacious walk-in robe and instantly impressive ensuite is located at the back of the property, allowing for privacy and offers uninterrupted views across the reserve that's sure to change your outlook on life. The ensuite is equipped with a bathtub to promote relaxation and contemplation after a stressful day at work. The visually exciting kitchen with ultra-modern Bosch appliances acts as the hub of the home and connects effortlessly with the open plan family/meals area. All bedrooms are generously sized with the fourth bedroom acting as a second master or studio with self-contained kitchen and living. It also has private courtyard and separate entry which has rent potential of \$400/week if you are after extra passive income. A large alfresco area with tiled floor, external joinery and heat strips provides the ultimate setting for all seasons entertaining with loved ones on a grand or small scale! If you have been searching for something truly special inspect today to see why we believe your search will end here!

Features:- Four-bedroom executive residence.- Double garage with internal access, epoxy floor and extra storage.- Ducted reverse cycle heating and cooling with four zones.- Custom build large profile floor to high windows.- Engineered timber flooring - Study Nook- Quality sheer window treatments throughout - 2.7 metre ceilings throughout- Large island with Calacatta 40mm stone waterfall benchtop and recessed kitchen sink- 3.3 m high ceiling throughout the living areas.- Fourth bedroom acting as self-contained studio with private courtyard and separate entry which has rent potential of \$400/week if you are after extra passive income- Bosch Series 600mm oven- Bosch 900mm gas cooktop- Plumbed water to fridge- Bosch silence plus dishwasher - Walk in pantry with benchtop and storage - NBN connected- Video intercom- 4 camera surveillance system- Rinnai instantaneous gas hot water system- 13.2 KW solar system with feed in tariff plan- 2000 litre water tank- Fully landscaped gardens- Close distance to Taylor School, children's park, walk trails and playing fields. EER - 5.5 Block Size - 474 sqm. House Size - 271.3 sqm approx. All figures are approximate. For further details, please contact Alvin Nappilly by submitting an enquiry below or calling on 0426146118. Disclaimer: Confidence Real Estate and the vendor cannot warrant the accuracy on the information provided and will not accept any liability for loss or damage for any errors or misstatements in the information. Some images may be digitally styled/furnished for illustration purposes. Images and floor plans should be treated as a guide only. Purchasers should rely on their own independent enquiries.