

19 Ancher Street, Taylor, ACT, 2913



House For Sale

Wednesday, 31 July 2024

19 Ancher Street, Taylor, ACT, 2913

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House

Separate title, single level & free standing home (Price guide: \$700,000+)

This 3 bedroom separate title single level property offers the perfect entry level opportunity in this sought-after enclave of Taylor. Located in a quiet street, the light filled interiors & modern décor are complimented by the unique position nearby parkland, and a host of walking paths weaving their way through the suburb which you can enjoy on a daily basis.

Internally, the layout has been well designed spanning over 125m² of built area, there is plenty of space to spread out and relax in comfort. As you enter you are greeted three generous sized bedrooms to the left with large built-in robes, and carpet floors which are serviced by an adjacent bathroom complete with modern finishes including a wall-hung vanity, & a semi-free standing shower screen & a separate powder room for convenience.

Quietly positioned to the rear are the sizeable dining & living areas conveniently positioned by the modern kitchen, which is well catered, and offers plenty of bench space, storage & stainless-steel appliances. The North facing living and dining areas open onto the delightful backyard making it perfect for entertaining or relaxing.

Other notable features of the home include split system air conditioning, ceiling mounted fans in each bedroom, double glazed windows, tiled flooring in the kitchen & entry, carpets in the bedrooms & living areas. Car accommodation is catered for with a garage conveniently positioned at the front with direct access into the home. Externally, the property offers a wraparound yard to be used as per your requirements, ensuring that entertaining becomes a regular occurrence.

The location is a true highlight of this property. It is located within proximity to the Margaret Hendy School and playing ovals making it ultra-convenient, the Gungahlin Town Centre & Casey shops are also only a short drive away.

Summary of features:

- Separate title home with no strata fees
- 3 bedrooms all with large built-in robes
- 1 bathroom plus powder room
- 1 car garage located in the front with direct access
- Open plan living area
- European style laundry
- Well-appointed kitchen with stone benchtops & stainless steel appliances
- Tiled flooring to entry & kitchen
- Carpets in bedrooms & living areas
- Reverse-cycle air conditioning (1 split system)
- Modern bathrooms with wall hung vanity & semi free standing shower screen
- Double glazed windows

Located close to:

- Gungahlin Town Centre 10 minutes' drive
- Gold Creek Country Club 10 minutes' drive
- Margaret Henry School 3 minutes' drive
- Gold Creek High School 6 minutes' drive
- John Paul College 4 minutes' drive

Key figures: (approx.)

Total built area: 125m²

Living area: 105m²

Garage: 19m²

Block size: 250m²

Built: 2023

Rates: \$2,261 per annum

Land tax (investor's only): \$3,355 per annum

Rental estimate: \$650 - \$700 per week

EER: 5.5 Stars