

# 21 Woodward Loop, Taylor, ACT, 2913

STONE

## House For Sale

Wednesday, 2 October 2024

21 Woodward Loop, Taylor, ACT, 2913

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Separate Titled Sanctuary

Welcome to a home that exudes warmth and modern charm, nestled in the heart of Taylor. As you step inside, you'll immediately feel a sense of openness and light, with the spacious living areas inviting you to relax and unwind. The master bedroom is a peaceful retreat, complete with a walk-in robe and ensuite, offering the perfect space to begin and end your day. Additional bedrooms, all with built-in robes, ensure comfort and privacy for family or guests.

The open-plan living and dining area is designed for connection, flowing seamlessly out to a stunning deck, ideal for weekend BBQs, entertaining, or simply enjoying a quiet moment outdoors. The modern kitchen, with its sleek island bench, becomes the heart of the home, where meals are shared and memories are made.

Outside, the courtyard and deck provide the perfect backdrop for alfresco dining, gatherings with loved ones, or soaking in the sunshine. This home is more than just a place to live – it's a sanctuary where you can create lasting memories.

Taylor awaits you, offering a perfect blend of style, comfort, and outdoor living.

### Features Overview:

- North facing to the rear
- 2.7m Ceilings
- Single level floorplan
- NBN connected with FTTP
- Age: 5 years (built in 2019)
- EER (Energy Efficiency Rating): 6 Stars

### Sizes (Approx)

- Internal Living: 108.1 sqm
- Deck: 16 sqm
- Courtyard: 12.6 sqm
- Carport: 35 Sqm
- Total Residence: 171.7 sqm
- Block Size: 207 sqm

### Prices

- Rates: \$555.48 per quarter
- Land Tax (Investors only): \$805.5 per quarter
- Conservative rental estimate (unfurnished): \$630 - \$650 per week
- Strata Levies: NA Separate titled

### Inside:

- Master Bedroom with a spacious walk-in robe and private ensuite
- Additional bedrooms all with built-in robes
- Main bathroom featuring a full-sized tub
- Open plan living and dining areas with seamless access to the outdoor deck
- Modern kitchen complete with a stylish island bench
- Convenient European-style laundry
- 4x Split systems in living and all bedrooms
- Double car carport with easy access

### Outside:

- Inviting courtyard for peaceful moments or outdoor gatherings
- Expansive deck, perfect for entertaining or enjoying the fresh air

Construction Information:

- Flooring: Concrete slab
- External Walls: Brick veneer and compressed cladding
- Roof Framing: Timber: Truss roof framing
- Roof Cladding: Colorbond roof cladding
- Window Glazing: Single glazed windows

Taylor boasts peaceful natural surroundings and is within walking distance of nature reserves, schools, and communal parks. The suburb offers easy access to Horse Park Drive and main transport routes. Gungahlin Town Centre and Casey Marketplace are just a short drive away, making Taylor a suburb poised for growth and development as the area continues to establish itself.

Inspections:

We are opening the home most Saturdays with mid-week inspections. However, If you would like a review outside of these times please email us on: [jesssmith@stonerealestate.com.au](mailto:jesssmith@stonerealestate.com.au)

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