

**22 Everist Street, Taylor, ACT, 2913**



**House For Sale**

Tuesday, 13 August 2024

22 Everist Street, Taylor, ACT, 2913

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Charming 3-Bedroom Home for Sale in Prime Location!

This beautifully maintained 3-bedroom, 2-bathroom property offers the perfect blend of comfort and style. Nestled in the sought-after, established neighbourhood of Taylor, this home is ideal for first-time homeowners.

Step into this charming residence, featuring a thoughtfully designed layout that maximises space and functionality. The open-plan living area welcomes you with warmth and natural light, creating a comfortable space for relaxation and entertainment, perfect for spending quality time with family and friends.

The kitchen is well-equipped with modern appliances, including a gas cooktop, electric oven, and Bosch dishwasher. The home boasts energy-efficient features such as double-glazed windows, LED lights throughout, and ducted gas heating and cooling, ensuring comfort while minimising energy costs.

Located in the heart of Taylor, this home offers easy access to local amenities, including shops, cafes, and parks. Enjoy the convenience of nearby childcare facilities, schools, playgrounds, and nature reserves, making it an ideal choice for families. The nearby Gungahlin Town Centre provides even more shopping and dining choices, ensuring that all your needs are met within a short distance.

For nature enthusiasts, this property is surrounded by beautiful ponds and scenic views, allowing you to enjoy the tranquility of the outdoors.

### Property Features:

- ☑ No Body Corporate
  - ☑ Single level, separate title house
  - ☑ North facing open plan living & dining space with electric reverse cycle heating & cooling unit
  - ☑ Timber look laminate throughout all living areas, carpet in bedrooms
  - ☑ Double garage with power, lighting & extra storage
  - ☑ Generous Bedrooms: All three bedrooms come with built-in wardrobes, with a walk-in wardrobe in the master bedroom
  - ☑ Main bedroom positioned at the back of home with walk-in robe, ensuite & large feature window
  - ☑ Bedrooms 2 & 3 also have built-in robes
  - ☑ Main bathroom features a shower, ample space, and window for ventilation
  - ☑ European laundry with nearby linen cupboard
  - ☑ LED lighting throughout
  - ☑ Double-glazed windows throughout
  - ☑ NBN connected FTTP
  - ☑ Instant gas hot water system
  - ☑ Courtyard ideal for outdoor gatherings
  - ☑ Wonderful natural light throughout the day
  - ☑ Ducted reverse cycle heating and cooling
  - ☑ Convenient location: A 5-minute walk to the local school, playgrounds, and Ngunnawal shops, including takeaway, bakery, gym, hairdresser, GP, skin clinic, and dentist
  - ☑ Close to Taylor ELC, (soon to be) Taylor high school & Taylor child centre
  - ☑ Nearby amenities: Gold Creek Village Precinct, Gold Creek Country & Golf Club, Club Lime Gymnasium, Aquatots indoor swimming pool, and Let's Play Indoor Playground
  - ☑ A short drive to Casey marketplace, Amaroo shops & Gungahlin Town Centre with restaurants, cafes, gyms & petrol stations
  - ☑ Bus stops close by, with quick access to Horse Park Drive, Gungahlin Drive, and Barton Highway
  - ☑ Approximately a 15-to-30-minute drive to Civic or Belconnen, considering peak hour traffic
  - ☑ Light Rail: Easy access from Gungahlin to the City, with 'park and ride' or 'bike and ride' options
- Don't miss out on this amazing opportunity book a viewing today and discover why 22 Everist St, Taylor should be your next home!

**Property Attributes:**

- Year Built: 2022
- Residence: 105 sqm
- Garage: 38 sqm
- Porch 3 sqm

**Outgoings:**

- Rates: 506 per quarter
- Land Tax: 703.98 per quarter

For more information or to learn more about this property, please get in touch with Yubi Baral at 0452 646 746.

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**Disclaimer:** Any interest in this property should be registered with the ONE AGENCY GUNGAHLIN. The contents of the proposal do not form part of the contract. While care has been taken in their preparation, no responsibility is accepted for the accuracy of the whole or any part, and interested persons are urged to seek legal advice, make their own inquiries, and satisfy themselves in all respects.