

# 3 Bolot Close, Taylor, ACT, 2913



## House For Sale

Thursday, 29 August 2024

3 Bolot Close, Taylor, ACT, 2913

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Josh Yewdall  
0430213909

## High-End Hamptons Family Haven

Synonymous with reserve-edge executive living, Taylor enjoys a well-earned reputation as a family friendly community and, with a stunning position on a quiet close street, this beautifully designed and meticulously executed grand residence delivers a one-of-a-kind opportunity to fully immerse into a quality lifestyle community. Expansive in scale, but welcoming in ambiance, versatile living includes a formal lounge/theatre room, additional upstairs living, and centrepiece open plan living and dining, thoughtfully connected to both the kitchen and the expansive undercover alfresco deck, inspiring visions of year-round enviable entertaining. The designer executive kitchen keeps family wonderfully connected and is a triumph in form and function, boasting a full butlers' pantry, 1200mm oven and induction cooktop, 40mm stone benchtops, centrepiece eat-at island bench, tiled splashback, designer lighting, and abundant storage behind quality cabinetry, as well as a long list of 'must haves' for the aspiring home chef.

Accommodation is as versatile as it is generous, with the resort style main suite simply breathtaking, offering a private balcony, sitting room, expansive walk-in robe/dressing room, and bespoke ensuite with designer floor to ceiling tiling, bathtub, privacy shower, and dual stone top vanities with above bench basins. The main bathroom enjoys the same high spec design and services the 3 additional upstairs bedrooms, all with built-in robes, while downstairs, a second main style suite, complete with built-in robes and ensuite, adds even more versatility to the layout. A large designer laundry with plenty of storage, and double lock up garage with internal entry headline a long list of features that make this home as impressive as it is warmly embracing, and must be experienced first-hand to be truly appreciated.

\* 5 bedrooms, 3 bathrooms, and 2 car garaging on 895sqm of land

\* Large formal lounge/theatre room, show stopping open plan living and dining, opening out expansive alfresco entertaining + additional upstairs family living

\* Designer chef's kitchen boasting full butlers' pantry with elite storage, 1200mm oven and induction cooktop, 40mm stone benchtops, centrepiece eat-at island bench, tiled splashback, designer lighting, and abundant storage behind quality cabinetry

\* Resort style main suite with private balcony, sitting room, expansive walk-in robe/dressing room, and bespoke ensuite with designer floor to ceiling tiling, centrepiece bathtub, privacy shower, and dual stone top vanities with above bench basins

\* Ground floor main style suite with built-in robe and ensuite + 3 additional upstairs bedrooms, all with built-in robes

\* Main bathroom with stunning stone top floating timber vanity with dual basins, full size bathtub, and oversized frameless shower + convenient upstairs and downstairs powder rooms

\* Alarm system camera system

\* Gas and electric hot water

\* Water tank

\* Wiring for speakers throughout

\* Power for outdoor heat strips

\* Spacious internal laundry with lots of storage

\* Double remote-control garage with internal entry

Rates: \$3,716pa (approx.)

Land Tax: \$1,803pa (approx.)

UCV: \$760,000 (2023)

EER: 5.5

Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.