

**30 Berenice Street, Taylor, ACT, 2913**

**WINDROSE**

**House For Sale**

Sunday, 11 August 2024

30 Berenice Street, Taylor, ACT, 2913

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**

## Designed for family, awarded by you.

This bespoke four-bedroom, three-bathroom, three-living area family home is a near-new build. Presenting a modern, light-filled colour pallet, this gorgeous home is quintessential family living in the Gungahlin region.

Welcome home, to 30 Berenice Street, Taylor.

Presenting unparalleled modern living, this stunning family home, nestled on a quiet Street to the rear of Taylor, it is just moments from lush reserves, parks and walking trails. The award-winning property, crowned the 2021 HIA ACT/Southern NSW Display Home of the Year People's Choice Award, offers a sophisticated blend of luxury, comfort, and environmental efficiency.

Set on a generous 549 sqm block designed for family functionality, the home features four well-appointed bedrooms-three with built-in robes and a master suite with a walk-in robe and ensuite, offering ample storage and privacy. The intelligently designed floorplan includes three expansive and segregated living areas, each flooded with natural light, perfect for both private retreats and shared spaces for the family.

At the heart of the home, the custom-designed kitchen boasts Fisher and Paykel appliances, expansive high benchtops, a large island for social cooking, and a fully functional butler's pantry. The adjacent covered and tiled alfresco area seamlessly connects indoor and outdoor spaces, overlooking a large, flat backyard with garden beds-perfect for relaxation or entertaining.

The home is finished with high-end touches including floor-to-ceiling tiling in all bathrooms, ducted reverse-cycle air-conditioning, a comprehensive security system, full block-out blinds, and a double-car garage with internal access. 30 Berenice Street is more than just a house; it is a lifestyle choice for those seeking luxury and practicality in one of Gungahlin's most desirable neighbourhoods.

### At a Glance:

- ☑ 549sqm block
- ☑ Single-level floorplan
- ☑ Master suite with ensuite and walk-in robe
- ☑ Three additional bedrooms with built-in robes plus one with ensuite
- ☑ Three large and separate living areas, each bathed in natural light
- ☑ Double-car garage with internal access
- ☑ Custom kitchen with high-end Fisher and Paykel appliances, expansive and high (95cm) benchtops and butler's pantry
- ☑ Covered and tiled alfresco area
- ☑ Tv and data points though out the house, plus full security system including alarm and cameras
- ☑ Block out blinds in all bedrooms and additional power points in all rooms
- ☑ 6.6kw solar system and a 2,000-liter water tank for sustainability
- ☑ Award-winning design recognised for its outstanding community appeal

### Location Highlights:

- ☑ Situated in the tranquil rear of Taylor, away from busy and main arterial roads
- ☑ Direct access to beautiful reserves and parks, perfect for outdoor activities
- ☑ Within the catchment area of Margaret Hendry School.
- ☑ 6-minute drive to Casey Market Town
- ☑ 10-minute drive to Gungahlin Marketplace
- ☑ 11-minute drive to Federal Highway
- ☑ 23-minute drive to CBD