

32 Holford Street, Taylor, ACT, 2913

STONE

House For Sale

Thursday, 1 August 2024

32 Holford Street, Taylor, ACT, 2913

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House

Executive and convenient lifestyle with no strata fees!

Enjoy a contemporary, comfortable and family-friendly lifestyle with this 3-bedroom residence located in the vibrant suburb of Taylor. Presenting an open-plan floorplan filled with natural light and a low-maintenance yet stylish build, this home is ready to cater to your needs for all occasions.

A north-facing living area and kitchen space welcomes in natural light throughout the day, and your modern kitchen features ample counter space and well-equipped appliances. Throughout the house as well, includes plenty of storage space and a clean design to maximize comfort and functionality, ensuring a cozy and practical living experience.

Outside, the low-maintenance backyard provides a serene space for relaxation and outdoor activities. Whether you're hosting a barbecue or enjoying a morning coffee on the patio, this space seamlessly extends your living area. With a double garage offering ample storage and parking, this home combines modern convenience with a relaxed, welcoming vibe, making it the perfect setting for your family or group's next chapter.

Features Overview:

- Single level floorplan
- Separately titled, no body corporate fees
- High ceilings throughout
- Located a less than 10 minute drive into Gungahlin Town Centre and other regional shopping centres for shops, restaurants, transport options, schools, parks, playgrounds and other amenities
- 2 minutes walk to bus stop
- 3 minute drive to Margaret Hendry School
- 2 minute drive to Agnes Shea High School (opening 2025),
- 2.5 km to Casey Market Town
- 3.6 km to Amaroo Shopping Village
- 2 minute drive to BAPS Shri Swaminarayan Temple
- NBN connected with Fibre to the Premises (FTTP)
- Age: 5 years (built in 2019)
- EER (Energy Efficiency Rating): 6.0 Stars

Sizes (Approx.)

- Total residence: 142.40 sqm
- Internal living residence: 104.80 sqm
- Carport: 37.60 sqm

Prices:

- Rates: \$567.24 per quarter
- Land Tax (Investors only): \$825.45 per quarter

Inside:

- North-facing open plan kitchen with quality appliances
- Stunning 2.7m high ceilings throughout the home
- European laundry with additional linen storage
- Grand master bedroom with and walk-in-wardrobe and ensuite
- All remaining bedrooms with built in robes
- Main bathroom with shower and bath tub

Outside:

- Low-maintenance backyard to north of residence
- Double carport to the rear of the residence

Benefiting from Taylors peaceful, natural surroundings and within walking distance to nature reserves, schools and communal parks, Horse Park Drive and main transport routes are easily accessed. Gungahlin Town Centre and Casey Marketplace are a short drive away, this suburb will continue to come to life as the area establishes.

Inspections:

We are opening the home most Saturdays with mid-week inspections. If you would like an inspection outside of these times please email us at: jessdoolan@stonerealestate.com.au.

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