

**35 Borland Street, Taylor, ACT 2913**



**House For Sale**

Wednesday, 10 July 2024

**35 Borland Street, Taylor, ACT 2913**

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 570 m2**

**Type: House**



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## Offers over \$1,400,000

This brand new 5 bedroom home is complete with multiple living areas, a large entertainers alfresco, & sizeable yard space making it the perfect family home. Situated opposite reserve on a 570m<sup>2</sup> block this property boasts 304m<sup>2</sup> under the roof line making sure there is plenty of room for everyone. Located only moments from the Gungahlin town centre, prestigious schools and lush reserves, this modern architectural home epitomises luxury living. Introduced by its wide frontage and framed by magnificent, large windows, render, & feature brick facade, the landscaped frontage leads the way to a welcoming entrance portico creating a lasting first impression. Step inside to realise light filled interiors are complimented by timber flooring and high ceilings throughout providing a sense of comfort & luxury every time you steps inside. Spanning a staggering 246m<sup>2</sup> of living, you're spoilt with a variety of living areas to spread out and relax in comfort or entertain in style with family & friends. The hub of the home is dedicated to a striking gourmet kitchen fitted with 3.6m long island stone benchtop with waterfall ends. Premium stainless-steel appliances including a 5-burner gas cooktop, 600mm electric oven, 600mm steam oven, semi-integrated dishwasher & soft close cabinetry. In addition, there is also the large walk-in pantry with plenty of additional bench & joinery making sure every meal is cooked to perfection. The grand family & meals area takes centre stage with 4.0m high ceiling and over-sized highlight windows to savour mesmerising aspects over the verdant garden to the rear and instant access via double-glazed sliding doors to the large alfresco complete; perfect for family and entertainment year-round. Whether prepping for parties or watching kids play, the floorplan makes it happen with ease. To further complement the incredible artisanry, quietly placed is a versatile rumpus/lounge connecting the family & dining, allowing you to create your own space to suit your lifestyle, this area also has a study nook for anyone that works from home. The huge laundry room has large cupboards and space for two washers and dryers. The accommodation zone features two ensuite bedrooms with glorious garden aspects, timber flooring, walk-in robes and are serviced by sumptuous fully tiled bathrooms with floating custom vanities, designer tap ware, & large rain showers. A separate studio/ multipurpose room that has its own kitchenette with separate access. The other 3 bedrooms are well-sized complete with built-in robes and are serviced by a large bathroom making sure there is enough room for everyone to get ready in the morning. Architecturally, graceful finishes delight the eye and add movement throughout the interior. The intricate ceilings are a work of art, and an infinitely variable lighting plan inside and outside ensures every occasion is lit to perfection. This residence is not only the embodiment of luxury and style, but also the ultimate family home that deserves your inspection if you are in the market for a high-quality residence.

Summary of features:- Brand new architectural home- 4 bedrooms plus separate studio- 2 bedrooms with WIRs- 3 bathrooms with separate powder room- Full-height feature tiling, rain shower & floating vanities in bathrooms- Multiple living areas- Custom built-in entertainment units, bar area, & study nook- High ceilings with a combination of 4.0m & 2.7m height throughout the house- Designer kitchen with premium appliances- 40mm marble look waterfall island benchtop- Double undermount sink with pull-out mixer- 900 & 600mm appliances- Premium joinery- Soft-close cabinetry- Large over-head cupboards- Stone surfaces in kitchen, walk-in pantry & laundry- Custom extra-large linen cupboards - Separate powder room- Double glazed windows & doors throughout the house- Timber floors in living areas & carpets in bedrooms- Zoned reverse cycle ducted climate control- Linear grill ducts- Feature recesses- Laundry with plenty storage & external access- Large, entertainers alfresco - Fully landscaped gardens

Key figures:- Block size: 570m<sup>2</sup>- House size: 304m<sup>2</sup>- Living area: 246m<sup>2</sup>- Alfresco: 14m<sup>2</sup>- Garage: 38m<sup>2</sup>- EER: 6.1