

**5 Vahland Street, Taylor, ACT, 2913**

**Francis**

**House For Sale**

Friday, 23 August 2024

5 Vahland Street, Taylor, ACT, 2913

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Nathan Burraston

## A family home to call your own

Welcome to 5 Vahland Street, a charming new home filled with delightful features ready for your family to make your own.

On a low maintenance flat block with good street appeal, this easy care single level home will delight the whole family with an open plan living area, segregated main bedroom, thoughtful outdoor entertaining and a very private garden.

Taylor is well planned with both primary and secondary schools in walking distance, open spaces, parks, water ways and hilltop views.

Just around the corner is Taylor west playground with a variety of play equipment for kids to explore and make friends with shade cloths and seating for adults.

### General features:

- 322m<sup>2</sup> low maintenance block
- 120m<sup>2</sup> internal living (not including garage)
- Double glazed windows/ doors throughout
- Laminate timber to living, dining, kitchen and hall
- Carpeted bedrooms
- Built in / walk through robes as shown on plan
- 2.7 metre high ceilings
- Ducted reverse cycle heating and cooling throughout
- LED Downlights throughout
- Double garage with internal access
- NBN ready
- Rheem gas instant hot water
- 2000 litre rainwater tank

### Kitchen features:

- 40mm benchtops
- 90cm SMEG Induction cooktop
- 80cm SMEG externally ducted rangehood
- 60cm SMEG 8 function electric oven
- 60cm SMEG full height semi integrated dishwasher
- Double bowl undermount sink
- Water provision for icemaker / water chiller fridge

### Bathroom / ensuite features:

- Full height bathroom tiling
- Heat lamps
- Window for natural light and ventilation
- Shower over bath (bathroom only)
- Stunning black tapware and accessories
- Externally ducted exhaust fan

### Entertaining / yard

- Fully enclosed colorbond fence yard
- Outdoor kitchen with sink
- Matador 4 burner BBQ (connected to mains)
- Coolaroo pergola with louvres
- Clothesline

- Yeddo hawthorn hedge, crab apple, japanese maple

Other features:

- Cupboard laundry built in storage
- Linen cupboard in hall

Outgoings:

Rates \$2,881 annum (2024)

Land Tax \$4,746 annum (2024), (only if rented)

Water and Sewerage ~\$188 / quarter