

# 61 Robin Boyd Crescent, Taylor, ACT, 2913

## House For Sale

Tuesday, 13 August 2024



61 Robin Boyd Crescent, Taylor, ACT, 2913

Bedrooms: 6

Bathrooms: 4

Parkings: 2

Type: House



Anish Sebastian

## MARVELLOUS HOME WITH AMAZING VIEWS

Arguably, the best views and location in Gungahlin, let alone Taylor, this large modern family home has had no expense spared. The thought and automation that has gone into making this house a home ensures comfort, privacy and safety for all the family to enjoy without you always having to lift a finger. The kitchen and main indoor and outdoor living are perfectly situated at the heart of the home, bathed in natural light it makes it warm and energetic space for family connection and entertaining all year round.

With multiple segregated and spacious living area's, as well as six bedrooms and 4 bathrooms, this property provides all the comforts and luxury living an executive style family home can offer. This luxury grand scale family home is thoughtful designed and attention to details with sqm of modern contemporary living with a flawless layout providing multiple styles of living & exquisite entertainment.

With a long list of features that are not limited to just the ones mentioned below, this sophisticated abode must be seen to be fully appreciated. We can assure you that homes like this don't come around all that often, so to make it yours, contact us to arrange an inspection.

Features: 6 Bedroom | 4 Bathroom | 2 Car garage

- Open plan living across two levels
- Master Retreat features walk-in wardrobe & spacious ensuite
- Freestanding Bathtub in main bathroom.
- All bedrooms with built-in robes
- Separate bar upstairs with balcony access
- Tremendous open plan living with multiple living areas
- Magnificent chef's kitchen showcases an enormous island bench, kitchen de-signed to be central to the home with functionality and convenience in mind
- Stone benchtops with waterfall in kitchen
- 900mm induction cooktop & Gas cooktop
- 900mm ducted rangehood
- 600mm Smeg electric oven
- 600mm Smeg in built microwave oven
- Spacious Butler's pantry with a stone bench, overhead and under bench cupboard space
- Polytech Venette Fingerprint-resistant joinery in kitchen,pantry,WIR,en-suite,laundry,alfresco & bar
- Spacious laundry with storage and outdoor access
- Double car garage with EV Car charger
- Double-glazed windows throughout the house
- Acoustic-rated insulation to all internal and external walls
- Video intercom doorbell
- Large solid entrance door with smart lock
- Solid core doors throughout
- Electric fireplace in living area
- Ducted heating and cooling with separate zones
- Four Separate Split heating cooling systems
- Stunning façade with massive frontage and side access
- Attractive landscaping at the front & back with low-maintenance turf
- Continuous gas hot water
- Outdoor in-built BBQ area with stone benchtop, sink & cupboards
- 16.72 KW Solar System
- Secured rear yard with color bond fencing, side gate access

Rates: \$ 726 per quarter

Land Tax: \$ 1,288 per quarter

Two-bedroom unit currently tenanted for \$560 per week rent.

All figures are approximate.

For further details, please contact Anish by submitting an enquiry below or calling on 0450865524.

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