

1B Robin Boyd Crescent, Taylor, ACT 2913

Townhouse For Sale

Wednesday, 10 July 2024

STONE

1B Robin Boyd Crescent, Taylor, ACT 2913

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 106 m2

Type: Townhouse



Jess Smith
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Alex Ogbonna
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\$599,000+

Welcome to a beautifully designed residence that seamlessly blends comfort and style. Inside, the master bedroom features a built-in robe and ensuite, while the second bedroom also includes a built-in robe. The well-appointed bathroom and convenient downstairs powder room add to the home's practicality. Enjoy the brightly lit open-plan living and dining area, complemented by a modern kitchen with an island bench. The European-style laundry ensures efficient use of space. Outside, a secluded private courtyard offers the perfect space for relaxation and outdoor gatherings. This home is ideal for those seeking a blend of modern living and convenience.

Features Overview:- North facing- Double level floorplan- NBN connected with FTTP- Age: 1 years (built in 2023)- EER (Energy Efficiency Rating): 6.0 Stars Sizes (Approx)- Internal Living: 86.52 sqm (41.56 sqm upstairs and 44.96 sqm downstairs)- Carport: 18 sqm- Storage area: 1.52 sqm- Total Residence: 106.04 sqm Prices- Rates: \$399.1 per quarter- Land Tax (Investors only): \$525.49 per quarter- Conservative rental estimate (unfurnished): \$540 - \$580 per week

Inside:- Master bedroom with Built-in Robe and ensuite- Second bedroom with built-in robe- Well-appointed bathroom and convenient downstairs powder room- Brightly lit open-plan living and dining - Kitchen with island bench- European-style laundry

Outside:- Allocated carport and car space - Secluded private courtyard perfect for relaxation and outdoor gatherings

Construction Information:- Flooring: Concrete slab on ground to the ground floor level. Timber bearer and joists to the upper floor level- External Walls: Brick veneer and metal cladding- Roof Framing: Timber: Truss roof framing- Roof Cladding: Metal decking roof cladding- Window Glazing: Single glazed windows- Wall Insulation: Thermal insulation value approximately R-2.0 with reflective foil- Roof Insulation: Thermal insulation value approximately R-4.0 with reflective foil

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. However, If you would like a review outside of these times please email us on: jesssmith@stonerealestate.com.au

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