

24/18 Shugg Street, Taylor, ACT, 2913

LUTON

Townhouse For Sale

Thursday, 18 July 2024

24/18 Shugg Street, Taylor, ACT, 2913

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Townhouse

A Gem in Taylor - Ideal First Home!

Welcome to 'The Foundry' on Shugg Street.

This easy-care townhouse is situated in a highly convenient location, offering both comfort and accessibility. The property features an open planned living space and private outdoor courtyard making it perfect for entertaining family and friends.

The primary level features an open-plan kitchen, living and dining area continuing to a sunny courtyard, providing a seamless indoor-outdoor flow.

Upon entering the second level are the master bedroom and second bedroom plus main bathroom. The master suite includes an ensuite for added privacy and convenience,.

The kitchen is designed for functionality and style, equipped with gas cooking, an electric oven, and a built-in dishwasher. It provides ample storage and workspace, ensuring an enjoyable cooking experience.

This townhouse is in immaculate condition throughout, reflecting the meticulous care and attention to detail by the current owners. Inspections are highly recommended to appreciate the quality and appeal of this home.

The location adds to the property's appeal, with local schools within walking distance, and a short drive to shops and public transport, with the added bonus of being across the road from Taylor Playground and Margaret Hendry school a short walk away.

Features:

- As new condition throughout
- Low-maintenance indoors and outdoors
- North-facing living and courtyard
- Easy access to Horsepark drive and Gungahlin Town Centre
- Modern tones
- Wall hung vanities in bathrooms
- Square-set cornices
- Ceiling fans in bedrooms
- Timber floors throughout living areas
- Tiles in kitchen
- Gas cooktop
- Dishwasher
- Oven
- Stone benches
- European laundry
- Two allocated carparks
- Astro turf in private courtyard, easy care
- Directly opposite Taylor playground
- Split system in master bedroom
- Split system in living area
- NBN connected

- Living size - 79m²
- Front courtyard size - 18m²
- Rear courtyard size - 8m²
- Body corporate (Admin and Sinking fund) per quarter - \$476.67
- Rates \$389.25.00 per quarter

- Land tax \$509.5 per quarter