

**24B Grenfell Avenue, Taylor, ACT, 2913**

**Townhouse For Sale**

Wednesday, 21 August 2024



24B Grenfell Avenue, Taylor, ACT, 2913

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



Pawandeep Singh Chadha

## Spacious Townhouse with Green Views!

Amongst some of the greatest locations in Taylor you will find number 24b in small boutique complex, comprising of only 7 homes. Facing nature reserve offering street-facing access, this townhouse is set to suit down graders, small families, and investors. With a short stroll to Casey shops or thriving Amaroo shopping centre, 5-minute drive to Gungahlin light rail stop to the City Centre.

On lower-level neutral tones with carpet and tiles provide you with the perfect canvas to create a personalised open plan sanctuary that offers a shared living/dining area. The central kitchen is fitted with soft closing cabinetry kitchen featuring modern appliances, plenty of storage, and easy access to the laundry. The north facing aspect opens to the landscaped courtyard, perfect for relaxing or entertaining.

Upstairs offers a great outlook with two generous bedrooms and bathrooms. Light streams through the dual windows in the master which has an ensuite and convenient built-in robe. The second bedroom is perfect for guests or as a home office, providing flexibility for your lifestyle.

### Features:

- Master bedroom with ensuite
- Daikin Split Heating Cooling system in both rooms
- Toshiba Split Air-conditioning in Living Area
- Stainless steel gas cooktop
- Stainless steel range hood
- Stainless-steel dishwasher
- 4.4KW Solar System
- Separate Laundry with storage
- Separate Powder room downstairs
- Locked Storage shed
- One dedicated carport with visitors parking
- Landscaped front yard
- 1.8km distance Henry Margaret school.
- 700m Taylor Adventure playground
- 5 min to Casey shops
- 6 Min to Amaroo shops
- 8 min to Gungahlin Town Centre
- 17 Min to University of Canberra
- 23 Minutes to City centre
- 750m distance Wonderschool childcare.
- 650m distance to Temple.
- 50m distance to Bus stop.
- Opposite of Grassick St Grasslands and hill views through master.

Internal Living- 88 sqm approx.

Year Built- 2023

Rates - \$515.32 per quarter approx.

Land Tax - \$694.15 per quarter approx. (For Investors Only)

Strata- \$387.1 per quarter approx.

All figures are approximate

For further details, please contact Pawandeep Singh Chadha by submitting an enquiry below or calling on 0406328348.

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