

25 Grenfell Avenue, Taylor, ACT 2913

STONE

House For Sale

Friday, 14 June 2024

25 Grenfell Avenue, Taylor, ACT 2913

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 88 m2

Type: House



Jess Smith
0410125475



Alex Ogbonna
0423535024

\$599,000+

Discover the perfect blend of modern comfort and stylish living in this beautifully designed home. Inside, the master bedroom features a walk-in robe and ensuite, while the second bedroom also includes a walk-in robe. The well-appointed main bathroom, the second bathroom and convenient downstairs powder room offer added functionality. The open-plan living and dining area creates a spacious and inviting atmosphere, complemented by a kitchen with an island bench for casual dining. The European-style laundry adds to the home's efficiency, and a single car space provides secure parking. Ample parking is available both within and around the complex, catering to the needs of residents with multiple vehicles. This property has been owner-occupied since its construction in July 2023, with meticulous care taken to maintain its pristine condition. Outside, enjoy the private front courtyard for a peaceful retreat and the back courtyard, ideal for outdoor entertainment. This home is perfect for those seeking a modern lifestyle with ample space and thoughtful design.

Features Overview:- Double level floorplan- Age: 1 years (built in 2023)- EER (Energy Efficiency Rating): 6.0 Stars- Bus stop 100m away
Development Information:- Number of buildings in development: 11 - Strata management: Whittles Canberra
Sizes (Approx)- Internal Living: 86.52 sqm (44.96 sqm upstairs and 41.56 sqm downstairs)- Storage area: 1.52-
Total Residence: 88.04 sqm
Prices- Strata Levies: \$463.5 per quarter- Rates: \$397.2 per quarter- Land Tax (Investors only): \$522.07 per quarter-
Conservative rental estimate (unfurnished): \$540 - \$560 per week
Inside:- Master bedroom with walk-in robe and ensuite - Second bedroom with walk-in robe- Well appointed and spacious second bathroom-
Convenient downstairs powder room- Open plan living and dining - Kitchen with island bench - European style laundry -
Single car space
Outside:- Front private courtyard - Back courtyard perfect for outdoor entertainment- Visitor parking inside complex
Construction Information:- Flooring: Concrete and timber flooring- External Walls: Predominately brick veneer-
Roof Framing: Timber: Truss roof framing- Roof Cladding: Colorbond roof cladding- Fascia: Colorbond fascia-
Gutters: Colorbond gutters- Window Frames: Aluminium window frames - Window Glazing: Single glazed windows
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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