

**16 Esplin Street, Taylor, ACT, 2913**



**House For Sale**

Wednesday, 20 November 2024

16 Esplin Street, Taylor, ACT, 2913

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Modern family home on a generous 473m2 block

Built in 2023 and established in an ideal position within the suburb, this 4-bedroom residence offers all of the comforts you could desire in a family home and conveniently located in a family friendly street opposite green space with a children's park at the end of the street.

The home's modern exterior is complimented with spacious, light filled interiors which feature separate living areas, high raked ceilings giving a true sense of space and excellent connectivity to the outdoor entertaining spaces and garden.

The home has been designed for easy family living, with the single level layout of the home being versatile and suited to a range of buyers. Two distinct living areas are both generous in size and offer space for both formal and informal gatherings. The sizeable main bedroom is complimented by a large ensuite, walk in robe and is positioned to the back of the home for added privacy, whilst all other bedrooms are also well proportioned and include built in robes.

The contemporary kitchen is well appointed with stone surfaces, walk in pantry with an abundance of storage space, and quality 900mm appliances. The bathrooms feature custom built vanities, full height tiling and semi-frameless shower screen for a seamless finish.

The location here is ever so convenient to the popular Casey Market Town located only a short drive away & easy access to the Gungahlin Town Centre ensures you will always have everything you need nearby.

Don't miss your opportunity to secure this quality family home in an established and sought after street in Taylor.

### Summary of features:

- \* Located in the popular new suburb of Taylor
- \* Home positioned opposite green space with park at the end of the street
- \* Located close to the popular Casey Market Town shopping centre & just a short drive to the Gungahlin Town Centre
- \* 4 generous bedrooms
- \* 2 bathrooms + additional powder room
- \* Raked ceilings (up to 3.2m) throughout the living areas
- \* Separate living areas, including separate lounge and open plan family/meals area
- \* Quality kitchen with stone surfaces, breakfast bar, walk-in pantry & Fisher & Paykel appliances (gas cooktop, electric oven, rangehood & dishwasher)
- \* Beautiful connection from indoors to the outdoor entertaining area & backyard
- \* Generous bedroom sizes (all with built in robes)
- \* Well-proportioned main bedroom suite, including walk in robe & ensuite
- \* Well-appointed bathrooms, including full height tiling
- \* Separate laundry with further storage
- \* Hybrid timber flooring through living areas
- \* Carpets to bedrooms
- \* Ducted reverse cycle heating & cooling throughout the home (zoned)
- \* Instantaneous gas hot water system
- \* NBN connected
- \* Double-glazed windows throughout the home
- \* Outdoor entertaining area includes pergola
- \* Rain water tank
- \* Double remote garage
- \* Fully fenced yard area

### Figures:

- Block size: 473m<sup>2</sup>
- Internal living area: 171.1m<sup>2</sup>
- Garage: 35.8m<sup>2</sup>
- Total house: 206.9m<sup>2</sup>
- Built: 2023