

28 Robin Boyd Crescent, Taylor, ACT, 2913



House For Sale

Wednesday, 27 November 2024

28 Robin Boyd Crescent, Taylor, ACT, 2913

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House

Stylish, modern and luxurious home next to a reserve

This luxurious 4-bedroom family home has been thoughtfully designed with multiple living areas & finished with incredible inclusions. Nestled on a 495m² block, this property boasts 255m² of built area, providing ample space for families of all sizes. Positioned next to a nature reserve, & within a stone's throw away from picturesque walking trails weaving through the neighbourhood, this home offers a tranquil lifestyle away from the hustle and bustle of the city.

The sophisticated design is evident from its street presence, adorned with a striking skillion roof, a combination of render, cladding, and large windows. The landscaped frontage guides you to a welcoming entrance portico, leaving a lasting first impression.

Step inside to discover light-filled interiors, enhanced by engineered timber floors, plantation shutters and high ceilings, creating a sense of comfort and luxury. Spanning an impressive 197m² of living space, this home provides various living areas for relaxation or entertainment with family and friends.

The heart of the home revolves around a stunning gourmet kitchen featuring 40mm stone benchtops, premium Bosch appliances, including a 900mm 5-burner gas cooktop, two electric ovens, custom joinery & pendant lights. The walk-in pantry adds to the charm with soft-close cabinetry, plenty more bench space, and additional storage for all your culinary requirements.

The expansive family and meals area takes centre stage with 4.3m high ceilings, feature recess, an electric fireplace, & highlight windows. Large stacker doors open to a spacious alfresco/sunroom, complete with a BBQ area perfect for entertainment year-round.

Adding to the thoughtful design, is a separate lounge room which can be used as per your requirements. Placed at the front of the home ideal for formal gatherings. The study nook placed in the master bedroom is ideal for anyone that works from home. The generously sized laundry boasts plenty bench & storage space with external access to the side yard.

The accommodation zone features 2 ensuite bedrooms with expansive bathrooms, the other 2 bedrooms are serviced by a sumptuous bathroom complete with a free-standing bath and a separate powder room, making sure there is plenty of room for everyone to get ready in the mornings. Catering to a range of buyers and multi-generational families. The large main master bedroom has a walk-in robe and is situated to the front of the home adding to the privacy on offer.

Notable features include 7.92kW solar panels, engineered timber floors through-out the property, full-height tiling in bathrooms, designer tapware, zoned ducted heating and cooling, double glazed windows, and a double garage with internal access. Architectural finishes and variable lighting plans inside and outside add an artistic touch to this luxurious residence.

This is a home you will need to come along and inspect for yourself to get a full appreciation for what is on offer. We look forward to seeing you at the next open home.

Summary of features:

- 7.92 kW solar panels
- 4 bedrooms with 2 ensuite bathrooms
- 3 well-appointed bathrooms plus additional powder room
- Double garage
- Multiple living areas
- Engineered timber floors through-out the property
- Kitchen featuring 40mm stone island with waterfall ends
- 40mm stone in counter-top, laundry & walk-in pantry

- Bosch appliances
- Large walk-in pantry
- Custom joinery
- Electric fireplace
- Generous sized bedrooms with built-in robes
- Master bedroom with expansive walk-in robe
- Sunroom/ Alfresco with BBQ area
- Main bathroom complete with free-standing bath
- All bathrooms with full height tiling & designer fittings
- Laundry with stone bench, generous storage & external access
- Ducted reverse cycle heating & cooling throughout the home (zoned)
- Double glazed windows & sliding doors
- 4.3m & 2.7m high ceilings
- Plantation shutters in living areas
- Sensor lights
- Adjacent to a nature reserve

Key figures:

- Block size: 495m²
- House size: 255m²
- Living area: 197m²
- Garage: 38m²
- Sunroom/Alfresco: 15m²
- Porch: 3m²
- Land rates: \$3,269 per annum
- Land tax (investors only): \$6,086 per annum
- Rental estimate: \$900 - \$950 per week
- Built: 2018
- EER: 6.0 stars