

3 Kitty Henry Rise, Taylor, ACT, 2913

House For Sale

Thursday, 9 January 2025

STONE

3 Kitty Henry Rise, Taylor, ACT, 2913

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 540 m2

Type: House



Jess Smith

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The Perfect Blend of Space and Style

Property to be auctioned onsite on the 1/02/2025 at 3:00pm with offers welcome prior

Discover the perfect balance of comfort and modern family living in this inviting Taylor home. Nestled in a sought-after suburb, this property offers a welcoming atmosphere and thoughtful design that is ideal for creating lasting memories.

Step inside to find light-filled spaces that cater to every lifestyle need. The master bedroom is a true retreat, featuring a walk-in robe and ensuite, while the additional bedrooms provide ample space for growing families or visiting guests. With a north-facing lounge, open-plan family and dining areas, and a functional kitchen with an island bench, this home is designed to bring everyone together.

Outside, the alfresco area is perfect for entertaining, whether it's a casual weekend barbecue or a quiet evening under the stars. The backyard offers endless possibilities for kids to play, pets to roam, or for you to create a serene garden escape.

Located in the family-friendly suburb of Taylor, close to parks, schools, and local amenities, this home is more than just a place to live-it's a place to grow, connect, and thrive.

Features Overview:

- North facing living areas
- Double level floorplan
- 6.6kW solar system, battery-ready for future needs
- Eco-friendly RECLAIM heat pump hot water system
- Separate guest area with ensuite, lounge, and private entrance ideal for guests or Airbnb
- Peaceful hilltop location in Taylor with stunning views and nearby nature trails
- Spacious interiors with high ceilings and plenty of hidden storage
- Pre-wired for built-in speakers
- NBN connected with FTTP
- Age: 3 years (built in 2022)
- EER (Energy Efficiency Rating): 4 Stars

Sizes (Approx)

- Internal Living: 205.85 sqm (157.74 sqm upstairs and 48.11 sqm downstairs)
- Alfresco: 19.12 sqm
- Porch: 4.64 sqm
- Garage: 38.51 sqm
- Total Residence: 268.11 sqm
- Block Size: 540 sqm

Prices

- Rates: \$897.25 per quarter
- Land Tax (Investors only): \$1573 per quarter
- Conservative rental estimate (unfurnished): \$840 - \$870 per week

Inside:

- Master bedroom with walk-in robe and ensuite
- Additional bedrooms with built-in robes, including a fourth bedroom with its own ensuite
- Bathroom with a full-sized tub and separate toilet
- North-facing lounge room with plenty of natural light
- Open-plan family and dining area leading to the alfresco
- Modern kitchen with a self-cleaning oven, built-in air fryer, and smart induction cooktop

- Walk-in pantry with benchtop
- Laundry with direct access to the alfresco
- Double garage with internal and external access
- Zoned Samsung ducted heating and cooling

Outside:

- Alfresco space, great for entertaining or relaxing outdoors
- Backyard offering plenty of room for play, gardening, or quiet time

Taylor boasts peaceful natural surroundings and is within walking distance of nature reserves, schools, and communal parks. The suburb offers easy access to Horse Park Drive and main transport routes. Gungahlin Town Centre and Casey Marketplace are just a short drive away, making Taylor a suburb poised for growth and development as the area continues to establish itself.

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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