



22 George Seddon Crescent, Taylor

## Modern 5 Bedroom Home With Flexible Living

This near-new home offers a practical and flexible floorplan in a convenient Taylor location. Completed in 2025, the property features five bedrooms, three bathrooms, two kitchens, and a double garage, making it well suited to larger families or those requiring separate living arrangements.




A unique feature of the home is the self-contained two-bedroom wing with its own private entrance, providing additional flexibility for extended family members, guests, or independent living.

The main living area is open plan, with a modern kitchen fitted with Bosch appliances. A second fully equipped kitchen services the self-contained wing. Timber-look flooring throughout the living areas and carpet to the bedrooms provide a comfortable and low-maintenance finish.

Year-round comfort is ensured with ducted reverse-cycle heating and cooling throughout the home.

Features include:

- Five bedrooms

5  3  2 

**FOR RENT**  
\$1,000 Per Week

**VIEW**  
By Appointment

**AGENTS**  
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**AGENCY**  
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All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- Three bathrooms
  - Self-contained two-bedroom wing with separate access
  - Two kitchens with Bosch appliances
  - Open-plan living and dining area
  - Double garage with internal access
  - Ducted reverse-cycle heating and cooling
  - Timber-look flooring to living areas & carpet to bedrooms
  - Conveniently located close to schools, shops, and public transport
- No current EER

This property complies with the current minimum ceiling insulation standard.

#### Suburb Snapshot

Taylor is one of Canberra's brightest new suburbs, offering ease and convenience to the Gungahlin Town Centre, plentiful possibilities for outdoor activities and wonderful education options. The suburb has been designed as a community for a diverse range of people and aims to be reminiscent of traditional Canberra suburbs.

Community has been at the forefront of Taylor's design, with the Margaret Hendry Primary School, planned sporting fields, local shops, bountiful open shops and the epic Taylor Adventure Park. The suburb is located just 4km from the Gungahlin Town Centre with its major supermarkets, shopping outlets, medical facilities and public transport links.

#### Disclaimer:

Please note that while all care has been taken regarding general information and marketing information compiled for this rental advertisement, LJ HOOKER CANBERRA CITY does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. We encourage prospective tenants to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.

#### PETS:

Please be aware that at all stages of tenancy this property requires consent to be sought from the lessor for the keeping of any pets at the premises. Consent must be provided before any pets are at the premises.

#### RENTING BOOK:

[https://www.justice.act.gov.au/data/assets/pdf\\_file/0008/2443472/Renting-Book-May-2024.pdf](https://www.justice.act.gov.au/data/assets/pdf_file/0008/2443472/Renting-Book-May-2024.pdf)

EER 

## MORE DETAILS

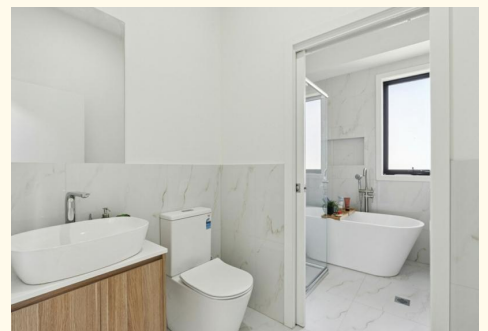
Property ID 2FUDFHK  
Property Type House  
EER 6  
Including Ducted Cooling  
Ducted Heating  
Deck  
Dishwasher  
Floorboards  
Built-in-Robes  
Fully Fenced  
Remote Garage

**Tahlie Walker 0401 566 223**

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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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