

## Taylor, 55 McCredie Street

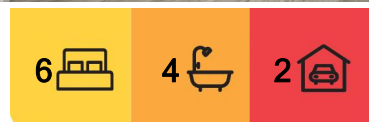
### Modern Living & Premium Features

This exceptional two-storey home, located in the desirable suburb of Taylor offers an expansive layout and a wealth of premium features ideal for modern family living.

#### MAIN HOUSE - \$800 Per Week

This spacious home offers a stunning master suite with a walk-in wardrobe and private ensuite. It also includes two additional large bedrooms with built-in wardrobes, a main bathroom, and a separate powder room for added convenience. The open-plan kitchen, complete with a walk-in pantry, flows into a bright and airy living area, with a separate rumpus room ideal for a home office or media space.

The main house includes double remote garage with internal access, while outside, you'll find an entertainer's paradise with retractable pergolas and a fully equipped outdoor gas kitchen, perfect for alfresco dining.



**For Lease**  
\$1,300 Per Week

**View**  
By Appointment

**Contact**  
**Leasing Team**  
0418 631 503  
leasingconsultant@ljhbelconnen.com.au



**Disclaimer:** 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.

**EER** ★★★★★

**LJ Hooker Belconnen**  
**(02) 6251 1477**

Features Include:

- \* Master bedroom with walk in wardrobe and ensuite
- \* Two spacious bedrooms with wardrobe
- \* Open plan kitchen and living area
- \* Large bathroom with separate powder room
- \* Double remote garage with internal access
- \* Large, separated rumpus room
- \* Rear Exterior entertainment space with gas outdoor kitchen
- \* Zoned ducted reserves cycle air conditioning
- \* Double glazed windows and solar panels.
- \* Underfloor heating (excluding Bedrooms)

UPPER SEPARATE DWELLING - \$650 Per Week

This upper level offers a private and comfortable living space with a luxurious master suite, complete with a walk-in wardrobe and ensuite bathroom. There are two additional spacious bedrooms with built-in wardrobes and a main bathroom, making it ideal for small family or professional working couples.

The well-appointed kitchen, featuring an electric oven and stovetop, opens into a light-filled living area with an open-plan layout.

Designed for year-round comfort, the home includes ducted reverse-cycle air conditioning, zoned for both levels separately, and double-glazed windows that provide excellent insulation and noise reduction. Enjoy a peaceful, energy-efficient lifestyle in this beautifully designed upper dwelling!

Features Include:

- \* Master bedroom with walk in wardrobe and ensuite
- \* Two spacious bedrooms with wardrobes
- \* Large bathroom
- \* Shared open plan kitchen and living area
- \* Zoned ducted reserves cycle air conditioning
- \* Double glazed windows and solar panels.
- \* On street parking

Taylor is a family-friendly, modern suburb with parks, schools, and local shopping nearby.

Just a short drive to Gungahlin Town Centre, Yerrabi ponds and only 20 minutes to Canberra's City centre offering both convenience and a strong community atmosphere.

Register your interest to view the property and choose to rent either the entire home or select a specific level to suit your ideal living arrangement.

12 Month Lease

The property complies with the minimum ceiling insulation standard.

EER Unknown

TO INSPECT THIS PROPERTY

- 1.You can Register to join an existing inspection or Register to be notified when inspection times are available.
- 2.Click on the BOOK INSPECTION button and choose your inspection time.



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3.If this listing does not have the BOOK INSPECTION button, please go to Belconnen.ljhooker.com.au to Register.

4.If you do not Register, we cannot notify you of any time changes, cancellations, or future inspection times.

PETS: Please be aware that at all stages of your tenancy this property requires consent to be sought from the property owner for the keeping of any pets at the property. Consent must be provided before any pets are on the property.

Disclaimer

Information contained herein is gathered from external sources we consider to be reliable. Whilst all care has been taken regarding all information compiled for this rental advertisement LJ Hooker Belconnen does not give any guarantee or warranty about the information provided and does not accept responsibility and disclaims all liabilities as to any errors or inaccuracies contained herein. We advise prospective tenants to rely on their own investigations and in-person inspections to ensure this property meets their individual needs and circumstances.

More About this Property

Property ID	HNZWAF8H
Property Type	House
Including	Air Conditioning Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Fully Fenced Remote Garage Solar Panels

Leasing Team 0418 631 503  
Property Investment Manager | leasingconsultant@ljhbelconnen.com.au

LJ Hooker Belconnen (02) 6251 1477  
Shop 9, 21 Benjamin Way, BELCONNEN ACT 2617  
belconnen.ljhooker.com.au | belconnen@ljhbelconnen.com.au



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## 55 McCredie St, Taylor

*Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered from sources we believe to be reliable.*

**aperture**  
media house