







37 Taylor St, Russell Island

# Spacious, Stylish and Filled with Natural Light

Showcasing a striking architectural design, exceptional natural light, and an intelligent floorplan focused on comfort and functionality, this beautifully crafted residence presents a rare opportunity to secure a modern home that truly stands apart from the ordinary.

Designed with both lifestyle and sustainability in mind, this impressive two-storey home offers 2.7m high ceilings, extensive floor-to-ceiling windows, quality insulation, and a thoughtful layout that creates a bright, airy, and comfortable living environment throughout the year.

From the moment you enter, you'll immediately appreciate the abundance of natural light flowing through the home. Oversized windows have been strategically positioned to maximise sunlight and capture cooling breezes, creating inviting spaces that feel connected to the outdoors while significantly reducing the need for artificial lighting during the day.

The open-plan living, dining, and kitchen area forms the heart of the home and has been designed for effortless modern living. The spacious layout is complemented by premium finishes, warm timber-look flooring, and large glass openings that seamlessly connect to the

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**FOR SALE**
Please Call

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covered outdoor entertaining area.

The stylish kitchen combines functionality and sophistication, featuring stone benchtops, quality appliances, extensive cabinetry, a walk-in pantry, and a large island breakfast bar that serves as the perfect gathering point for family and guests.

One of the home's standout features is its energy-efficient construction. The combination of quality insulation, natural ventilation, and extensive glazing creates a home that remains comfortable throughout the seasons with minimal reliance on air-conditioning, helping to reduce ongoing power costs and providing a more sustainable lifestyle.

The lower level has also been thoughtfully designed with accessibility in mind. Wide entry doors and living spaces provide wheelchair-friendly access, making the home suitable for a broad range of buyers, including retirees, downsizers, or those planning for long-term convenience.

Privately positioned on the ground floor, the master suite offers a peaceful retreat complete with built-in robe and a beautifully appointed ensuite. The separation between the master suite and the upstairs accommodation creates excellent privacy for families and visiting guests.

Adding further practicality is the dedicated wet room and laundry, providing a versatile utility space ideal for additional storage, hobbies, pet care, or everyday household functionality.

A stunning internal timber staircase provides a beautiful architectural feature while connecting the two levels of the home. Upstairs, you'll find two generous bedrooms with built-in robes, serviced by a stylish family bathroom featuring contemporary fixtures and quality finishes.

Outside, the covered entertaining area offers the perfect place to relax or entertain while overlooking the landscaped grounds and established lawn. The home's modern façade, clean architectural lines, and quality landscaping create outstanding street appeal from every angle.

Property Features:
Architecturally designed two-storey residence
3 generous bedrooms with built-in wardrobes
2 beautifully finished bathrooms
Additional wet room and laundry
Private master suite located on the lower level
Feature internal timber staircase
Spacious open-plan living and dining area
Modern kitchen with stone benchtops
Large island breakfast bar
Walk-in pantry
Premium appliances and fittings
Approximately 2.7m high ceilings
Extensive floor-to-ceiling windows throughout
Exceptional natural light across both levels
Quality insulation for year-round comfort
Energy-efficient design
Reduced reliance on air-conditioning
Lower ongoing power costs
Wheelchair-friendly lower level
Wide entry doors for improved accessibility
Covered outdoor entertaining area
Landscaped gardens and established lawn
Covered vehicle accommodation
Contemporary low-maintenance construction

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Move-in ready with nothing to spend

Offering a perfect blend of architectural style, energy efficiency, accessibility, and everyday practicality, this remarkable residence has been designed to enhance modern living at every turn. Whether you're searching for a family home, executive retreat, investment property, or a residence that offers long-term comfort and convenience, this exceptional home is certain to impress.

Inspect today and discover why this unique property represents one of the area's most exciting opportunities.

## MORE DETAILS

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|---|---|
| Property ID | WUVGWY |
| Property Type | House |
| Land Area | 544 m2 |
| Including | Toilets (3) |











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