



11 Berenice Street, Taylor

6  4  2 

An exceptional opportunity to secure a unique single-level home, designed for luxury living with unmatched quality, space, and versatility

FOR SALE
Premarket

VIEW
By Appointment

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This exceptional family residence offers an extraordinary combination of space, quality, and versatile living options, all in a coveted single-level layout. With a generous six bedrooms, four bathrooms, and multiple living areas, this home is perfect for large families or those seeking the convenience of additional income potential with a separate 2-bedroom, 1-bathroom unit attached. The choice is yours.

At the heart of the home, the expansive, open-plan kitchen features oversized 40mm stone benchtops, pendant lighting, premium 900mm appliances, and an extra-large butler's pantry - making it a dream for both everyday living and entertaining. The kitchen seamlessly flows into the spacious family and dining areas, providing the ideal space for gatherings, while an additional formal lounge at the front of the home offers a peaceful retreat.

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

The master suite is a true standout, featuring a walk-through wardrobe, his and hers sections, and an ensuite with a double vanity and luxurious floor-to-ceiling tiles.

A fourth bedroom or guest suite also offers an ensuite, ensuring comfort and privacy for your guests. Two additional bedrooms come with built-in wardrobes, and the main bathroom is conveniently positioned nearby, also boasting floor-to-ceiling tiles.

Step outside into the covered alfresco, designed to enhance your lifestyle. Whether for intimate family gatherings or large entertaining events, this outdoor area offers a built-in kitchen with a BBQ, sink, heater, and ceiling fan. Double stacker sliding doors provide easy access and can be closed off for complete privacy or opened up to enjoy the outdoors.

For added flexibility, a separate 2-bedroom, 1-bathroom unit with its own kitchen, ducted heating and cooling, and separate meter offers potential for rental income, guest accommodation, or a private retreat. It can easily be reconnected to the main house for a larger, integrated living space.

This meticulously designed property is packed with premium inclusions and thoughtful features such as:

- High ceilings throughout - 2.7m in living, 2.4m in bedrooms
- Double-glazed windows and doors
- 13KW solar system with 10KW battery for energy efficiency
- Electric car ready with 3-phase power point
- 20KW reverse cycle heating & cooling with 5 zones
- Security cameras and alarm system for.
- Low-maintenance yard and easy side access for boats or trailers
- Hybrid flooring in bedrooms, tiled living areas
- 26L Rinnai gas hot water & 4000L rainwater tank

Set in a prime location, close to scenic bushland, walking trails, and open spaces, this rare offering represents an unparalleled opportunity to own a home that combines style, comfort, and exceptional functionality.

Features of the Main House:

- Master Bedroom with His & Hers Walk-in Wardrobes and Ensuite
- Guest Bedroom with Ensuite
- Two Additional Bedrooms with Built-in Mirrored Wardrobes
- Large Kitchen with 40mm Stone Benchtops and 900mm Westinghouse Appliances
- Extra Large Butlers Pantry with Ample Storage
- Formal Lounge
- Open-Plan Family and Dining Areas
- Study/Office Room
- Covered Alfresco with Built-in Outdoor Kitchen, Heater, Fan, and Double Stacker Doors
- Double Garage with Remote Door and Side Access
- 13KW Solar System with 10KW Battery
- Reverse Cycle Ducted Heating & Cooling (5 Zones)
- High-Quality Hybrid Flooring in Bedrooms and Tiled Living Areas
- Alarm System and 8 Swann NVR Security Camera System
- Low-Maintenance Yard

Granny Flat/Unit Features:

- 2 Bedrooms with Built-in Wardrobes
- Modern Kitchen with 600mm Appliances
- Separate Samsung Ducted Heating & Cooling (3 Zones)
- Spacious Living Area
- Soundproof Insulation in Common Wall
- Separate Driveway and Parking for 2 Cars

Property Specifications:

- Living: 259m²; (approx.)
- Garage: 37m²; (approx.)
- Land: 619m²; (approx.)
- Rates: \$6,092 pa (approx.)
- Rental Return for 2 Bedroom Unit: \$480 per week (approx.)

Don't miss this rare opportunity to own a large, single-level family home that combines superior quality, design, and flexibility - a true gem in today's market.

MORE DETAILS

Property ID	35D3GCY
Property Type	House
House Size	259 m2
Land Area	619 m2
EER	6
Including	Ensuite

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