



11 Proudfoot Rise, Taylor

Quiet & Elevated Family Home

This modern & contemporary 4-bedroom home and been designed with functionality and family comfort in mind. Featuring multiple living spaces including an open plan living and dining space, a formal lounge, and a fantastic outdoor area, 11 Proudfoot Rise caters for the whole family.

Built in 2023, beautifully presented residence set over 188sqm of living has had every detail thoughtfully crafted with high-end finishes elevating every aspect of the home. The stylish kitchen is packed with features including stone benchtops, a large island bench, breakfast bar, walk in pantry and quality appliances.

In addition to the light-filled lounge room and open-plan living space off the kitchen, the home also features a stunning outdoor entertaining area with beautiful mountain views. There is an elevated covered deck, plus a sunken deck ideal for additional entertaining, all overlooking the immaculately landscaped and private backyard set on the generous 540sqm block.

The master suite is appointed with a gorgeous ensuite with double sink vanity, floor to ceiling tiles, and modern hardware plus a large walk in robe, while the other three bedrooms all have built in robes and are serviced by the main bathroom with a bathtub and separate

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FOR SALE

Auction Sat, 21st Feb at 1pm

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**

toilet.

Living in Taylor means being part of a friendly community with so many local amenities at your fingertips. Offering a relaxed family friendly lifestyle, there are plenty of schools and local shops at your doorstep plus the Gungahlin Town Centre is just a few minutes' drive down the road.

This wonderful home is a must to inspect, contact Jake or Olivia today for more information or to book your next inspection.

Key features:

- Contemporary 4-bedroom family home with multiple living spaces
- Quality kitchen including stone benchtops, a large island bench, breakfast bar, walk in pantry and quality appliances
- Light filled front lounge room
- Open plan living & dining space seamlessly connects indoor and outdoor spaces for relaxed everyday living and entertaining
- Elevated position with beautiful mountain views
- Stunning outdoor entertaining area with a covered deck, plus a sunken deck ideal for additional entertaining
- Immaculately landscaped and private backyard
- Master suite appointed with a gorgeous ensuite with double sink vanity, floor to ceiling tiles, plus a large walk-in robe
- Other 3 bedrooms all have built in robes and are generously sized
- Modern main bathroom with bathtub and separate toilet.
- Ducted reverse-cycle air conditioning
- Private backyard with landscaped gardens and lawns
- Oversized double garage with internal access and automatic door
- Easy access to local amenities including Casey Market Town, Gungahlin Town Centre, local schools, cafes, parks and walking tracks

Quick stats:

- Year built: 2023
- Ground floor: 173sqm approx
- Garage: 46.6sqm approx
- Porch: 6sqm approx
- Alfresco: 15.4sqm approx
- Total: 241sqm approx
- Block size: 540sqm
- EER: 6.0

EER ★★★★★★

MORE DETAILS

Property ID	369MGCY
Property Type	House
House Size	241 m2
Land Area	540 m2
EER	6
Including	Air Conditioning Ducted Cooling Ducted Heating Solar Panels Induction Cooking

Jake Bunday 0411 367 920

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Olivia Fairweather 0478 653 447

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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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