



22 George Seddon Crescent, Taylor

## Luxury Family Living in the Heart of Taylor

Prepare to be impressed by this exceptional, newly built residence that redefines flexibility, comfort, and modern luxury. Perfectly positioned on a generous 572 m<sup>2</sup> corner block in the heart of Taylor, this single-level executive home delivers an outstanding lifestyle opportunity for families, multi-generational living, or savvy investors seeking strong rental appeal.

Completed in 2025, this beautifully designed home spans approximately 227 m<sup>2</sup> and showcases a thoughtful layout with five bedrooms, three bathrooms, and two kitchens, as well as a double garage, all finished to a high standard with premium inclusions throughout. The home features two fully equipped kitchens with quality Bosch appliances, providing the flexibility of separate living zones while still functioning seamlessly as one cohesive residence. This practical configuration enhances day-to-day living and offers exceptional versatility, making it ideal for families, extended living arrangements, or entertaining with ease.

From the moment you step inside, you'll appreciate the seamless blend of elegant floorboards in the living zones and plush carpeted bedrooms, creating warmth and sophistication. Comfort is assured

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**FOR SALE**  
\$1,199,000+

**VIEW**  
By Appointment

**AGENTS**  
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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

year-round with ducted reverse-cycle heating and cooling, making this home as practical as it is stylish.

This thoughtfully designed single-level residence delivers genuine flexibility without overstatement. It includes a self-contained two-bedroom section with its own separate access, making it ideal for extended family, guests, or independent living.

Located in the highly sought-after suburb of Taylor, this home is close to local schools including Wonderschool Taylor (3 min), Agnes Shea High (4 min), Margaret Hendry School (4 min), and St John Paul II College (10 min), with Gungahlin College 12 minutes away. Shopping and dining are easy with Casey Superstore (5 min), Coles Amaroo (7 min), ALDI (7 min), and Gungahlin Town Centre just 10 minutes away. Canberra City CBD is around 20 minutes by car, with two bus stops nearby for easy public transport.

**Features:**

Large corner block with generous outdoor space and enhanced street presence

Bedrooms: 5 bedrooms, including a self-contained 2-bedroom wing with separate access

Bathrooms: 3 modern bathrooms

Kitchens: 2 fully equipped kitchens with premium Bosch appliances

Garage: Double garage with internal access

Living spaces: Open-plan living and dining, plus flexible zones for multi-generational living

Heating & Cooling: Ducted reverse-cycle heating and cooling throughout

Flooring: Combination of timber-style floorboards and carpeted bedrooms

Build year: 2025 —modern design and high-quality construction

Corner block advantage: Extra light, space, and privacy

**Essentials:**

House Size: 227 m<sup>2</sup>

Block Size: 572 m<sup>2</sup>

Rates: \$947.63 p.q approx.

Land tax: \$1,827.05 p.q approx.

Energy Efficiency Rating (EER): 6 Stars

Rental Appraisal: \$980 - \$1000

**MORE DETAILS**

Property ID	2ETAFHK
Property Type	House
House Size	227 m <sup>2</sup>
Land Area	572 m <sup>2</sup>
EER	6

**Hamid Muradi 0424 858 600**

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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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