

54 Ken Herde Crescent, Taylor

Modern Family Living on a Prime Corner Block

Auction Location: In Room - LJ Hooker Canberra City Auction HQ

This beautifully presented 4 bedroom, 3 bathroom home with a double car garage offers an exceptional blend of space, comfort, and modern living. Positioned on a desirable corner block, the home captures lovely views while providing privacy and a strong street presence. Thoughtfully designed for growing families, it features multiple living zones filled with natural light, creating a warm and welcoming atmosphere throughout.

At the heart of the home, the well-appointed kitchen is both stylish and functional, complete with gas cooking, ample bench space, and generous storage. It connects seamlessly to the open plan living and dining area, making it ideal for everyday family life as well as effortless entertaining.

The home offers four well-sized bedrooms, each designed with comfort in mind. The master suite includes a private ensuite, while the additional bathrooms are modern and well-positioned to service the rest of the home, ensuring convenience for families and guests alike.

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FOR SALE
Auction

AGENTS

Hamid Muradi
0424 858 600
hamid.muradi@ljhookerprojects.com.au

Joaquin Ortega
0491 106 485
Joaquin.Ortega@ljhookerprojects.com.au

AGENCY

LJ Hooker Canberra City
(02) 6249 7700

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

A dedicated study provides the perfect space for working from home or quiet study, while a separate rumpus room adds valuable flexibility as a kids' retreat, media room, or additional living area.

Year-round comfort is assured with ducted reverse cycle heating and cooling, while stylish floorboards throughout enhance both the aesthetic appeal and practicality of the home.

Set on a 487m² corner block, the outdoor area offers low-maintenance living with plenty of potential to personalise, whether for entertaining, relaxing, or family activities. The double garage with internal access adds further convenience and security.

Perfectly positioned in the thriving suburb of Taylor, this home offers a lifestyle of convenience and connectivity. Surrounded by newly established parks and green spaces, residents can enjoy walking trails, playgrounds, and family-friendly outdoor areas just moments from the doorstep. The property is within easy reach of local schools and early learning centers, making it an excellent choice for families at all stages.

Shopping and daily essentials are close by, with Casey Market Town and Gungahlin Marketplace only a short drive away, offering supermarkets, cafes, restaurants, and a variety of specialty stores. For commuters, the home provides convenient access to main arterial roads, connecting you efficiently to the Gungahlin Town Centre and the Canberra CBD.

Combining peaceful suburban living with easy access to amenities, this location continues to grow in popularity among families, professionals, and investors alike.

Features:

- 4 spacious bedrooms
- Master bedroom with private ensuite
- 3 well-appointed bathrooms
- Double car garage with internal access
- Corner block with scenic views
- Dedicated study/home office
- Separate rumpus room for added flexibility
- Open plan kitchen, living, and dining area
- Kitchen with gas cooking, ample bench space, and storage
- Ducted reverse cycle heating and cooling
- Stylish floorboard flooring throughout
- Light-filled interiors
- Low maintenance 487m² block
- Ideal for families, investors, or owner-occupiers

Essentials:

- Build size: approx. 250m²
- Land size: approx. 487m²
- Rates: approx. \$1,560.75pw
- Rental Appraisal: \$820 - \$850pw
- EER: 5.5

A fantastic opportunity to secure a modern, well designed home in a highly convenient and fast-growing location, ready for you to move in and enjoy.



MORE DETAILS

Property ID 2FF2FHK
Property Type House
House Size 250 m2
Land Area 487 m2
EER 5.5

Hamid Muradi 0424 858 600

Sales Consultant | hamid.muradi@ljhookerprojects.com.au

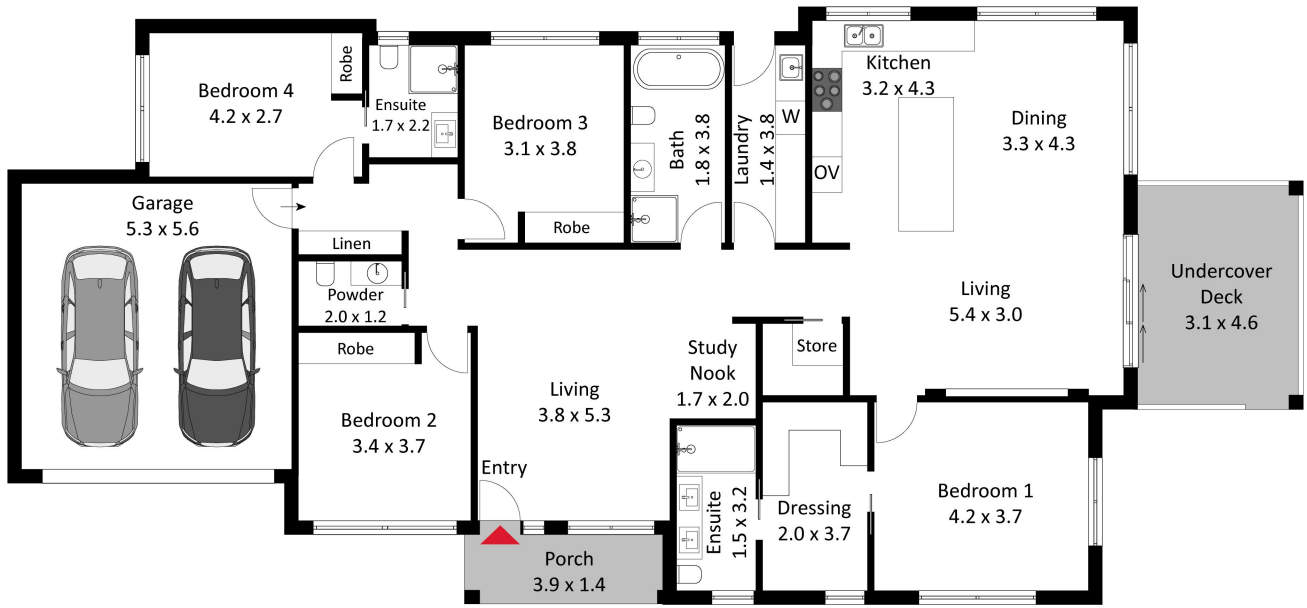
Joaquin Ortega 0491 106 485

Personal Assistant to Hamid Muradi |
Joaquin.Ortega@ljhookerprojects.com.au

LJ Hooker Canberra City (02) 6249 7700

1st Floor, 182 - 200 City Walk, CANBERRA CITY ACT 2601
canberracity.ljhooker.com.au | sales@ljhcanberracity.com.au





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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