



12 Judith Macintosh Crescent, Taylor




Townhouse with a Fireplace | For your Canberra Winters

LIVE

Experience the perfect blend of comfort and elegance in this beautifully designed townhouse on Judith Macintosh Crescent, Taylor. With three spacious bedrooms and a second multipurpose area upstairs, this home offers ample space for couples or those looking to downsize without compromising on quality. The high ceilings create an airy ambiance, while the cozy open fireplace installed by the developers becomes the centerpiece of the living area. Enjoy cooking in the modern kitchen featuring a breakfast bar and gas cooking, perfect for entertaining guests or enjoying quiet family dinners.

FIND

Located in the scenic suburb of Taylor, this property provides a serene escape with nature reserves right at your doorstep. The unobstructed mountain views offer a picturesque backdrop, enhancing your daily living experience. Despite its tranquil setting, the townhouse is conveniently located within close proximity to Gungahlin Town Centre, ensuring easy access to shopping, dining, and other amenities. This location is ideal for those who cherish a balance between nature and urban convenience.

3  2  2 

FOR SALE
\$799,000

VIEW

Sat 13th Jun @ 9:30AM - 10:00AM

AGENTS

Tahmeed Towfiq
0469 706 586
tahmeed.towfiq@ljhcanberracity.com.au

AGENCY

LJ Hooker Canberra City
(02) 6249 7700

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**

LOVE

Fall in love with the thoughtful features and meticulous details throughout this home. The internal access garage ensures convenience and security, while the street access offers additional ease. The landscaped cozy courtyard is perfect for relaxing afternoons, while floorboards in the living areas add a touch of sophistication. Home-proud owners will appreciate the built-in robes, ducted heating and cooling systems, and the luxurious bathtub that promises relaxation after a long day.

Features:

- Fireplace installed by the developers
- High ceiling
- Breakfast bar
- Gas cooking
- Internal access double garage
- Landscaped courtyard
- Floorboards to living areas
- Street access
- Home proud owners looked after the property
- Bath tub
- Unobstructed views to mountain
- Nature reserve at doorstep
- Second multipurpose area upstairs
- Incredibly spacious by any standard
- Close proximity to Gungahlin town centre
- Ducted heating and cooling with zoning
- Tinted and double glazed floor to ceiling height glass

Essentials:

- Strata: \$3,432 p.a. (approx.)
- Rates: \$1,910 p.a. (approx.)
- Land Tax: \$2,487 p.a. (approx.) investors only
- EER: 6
- Living Space: 135 sqm
- Balcony: 6 sqm
- Courtyard: 36 sqm
- Garage: 33 sqm
- Total Space: 210 sqm
- Building Completion: 2022
- Rental estimate: \$720 - \$740 p.w.
- Aspect: North

Disclaimer:

Disclaimer: All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.

Photography Disclaimer: Some images may have been virtually staged to better showcase the true potential of the rooms and spaces in the home. Alternatively, while the property may have been staged for photography, it might be vacant during your inspection.



MORE DETAILS

Property ID	2FU0FHK
Property Type	Townhouse
House Size	210 m2
EER	6
Including	Air Conditioning Ducted Cooling Ducted Heating Fire Place Courtyard Balcony Dishwasher Floorboards Built-in-Robes Remote Garage Liveability

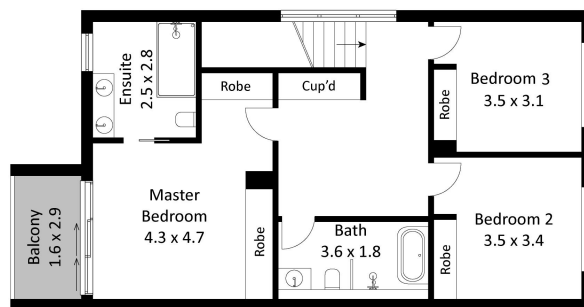
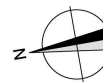
Tahmeed Towfiq 0469 706 586

ACT & NSW Licensed Agent |
tahmeed.towfiq@ljhcanberracity.com.au

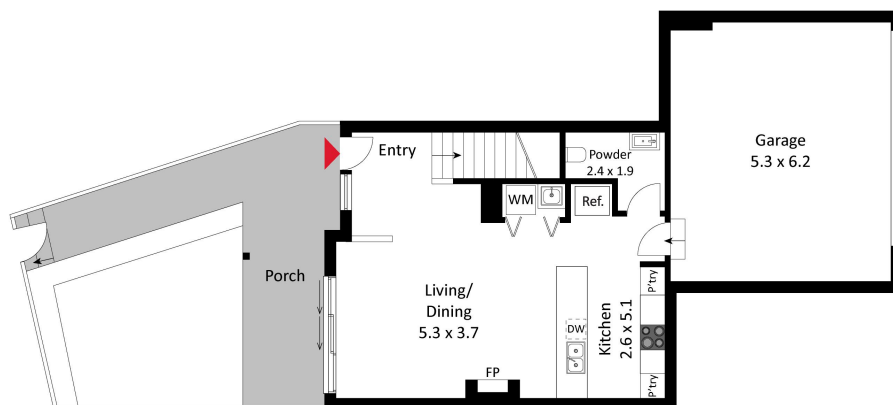
LJ Hooker Canberra City (02) 6249 7700

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





First Floor



Ground Floor

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.

12 Judith Macintosh Crescent, Taylor