



58A Grenfell Avenue, Taylor

## Not Your Typical Townhouse - A Light-Filled Residence of Rare Scale & Design

Inspection via appointment only

Welcome to a residence that goes beyond expectation. Designed for those who value space, light and lifestyle, 58A Grenfell Avenue offers the scale and comfort of a freestanding home, with the ease and efficiency of townhouse living. With 140m<sup>2</sup> of internal space, soaring 3-metre ceilings and multiple indoor and outdoor living zones, this home stands in a class of its own in the Taylor market.

From the moment you walk in, the difference is undeniable. The expansive open-plan living area is bathed in natural light and anchored by a beautifully appointed kitchen featuring Bosch stainless steel appliances, stone benchtops and generous storage. The seamless connection to the rear decked courtyard creates a perfect setting for entertaining or quiet mornings in the sun. The semi-enclosed double garage extends this versatility-easily transforming into a sheltered alfresco zone for gatherings, hobbies or extra lifestyle space.

3 2 2

**FOR SALE**  
\$790,000+

**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**

The front courtyard offers a blank canvas for those who want to personalise their outdoor living-ideal for a landscaped garden oasis, a secure area for pets, or a play space for children.

Two separate living areas and a dedicated upstairs study/retreat provide flexibility that is rare in townhouse living, making this home ideal for families, professionals and those who value both connection and privacy.

Key Features:

140m<sup>2</sup> internal living - on par with many freestanding homes

Semi-enclosed double garage (36m<sup>2</sup>) - can double as covered alfresco

Front courtyard (36m<sup>2</sup>) - ready for entertaining, pets or custom landscaping

Rear courtyard with decking (18m<sup>2</sup>) - private and sun-filled outdoor retreat

Soaring 3-metre ceilings - enhancing space, light and air flow

Two living areas + upstairs study/retreat

Bosch oven, gas cooktop and dishwasher

Stone benchtops and generous storage throughout

- zone ducted reverse-cycle heating & cooling

Location & Lifestyle:

Positioned in one of Gungahlin's most connected and rapidly growing suburbs:

5km to Gungahlin Marketplace, 2.8km to Casey Marketplace

Future Taylor Shopping Centre nearby - set to elevate convenience and value

Close to Margaret Hendry School, parks, playgrounds and childcare

Surrounded by walking trails and open green spaces

Easy access to arterial roads, light rail and public transport

25 minutes to Canberra CBD, 19km to Canberra Airport

The Opportunity

Homes of this scale and versatility are seldom available in Taylor. With offers open to negotiation, this property presents a rare chance to secure a residence that delivers the lifestyle of a freestanding home with the low-maintenance benefits of a townhouse.

This is more than a place to live-it's where lifestyle, space and future value come together.

58A Grenfell Avenue - enquire today and step into something greater.

EER ★★★★★★

## MORE DETAILS

|               |                                 |
|---------------|---------------------------------|
| Property ID   | 35YUGCY                         |
| Property Type | Townhouse                       |
| House Size    | 140 m2                          |
| EER           | 6                               |
| Including     | Reverse Cycle Heating & Cooling |

### **Troy Thompson 0408 694 917**

Director / Licensed Agent ACT/NSW |  
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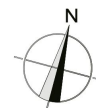
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Level 1



Ground Level

The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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