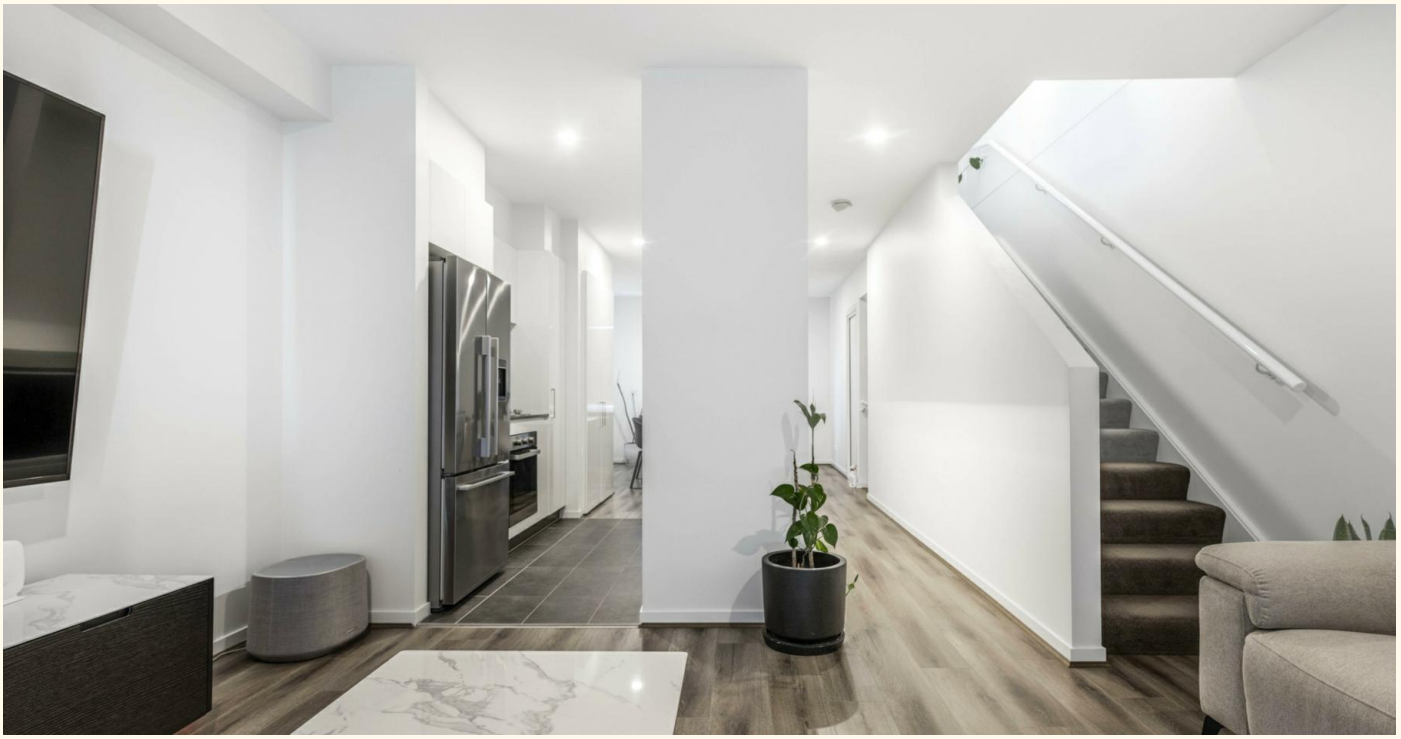
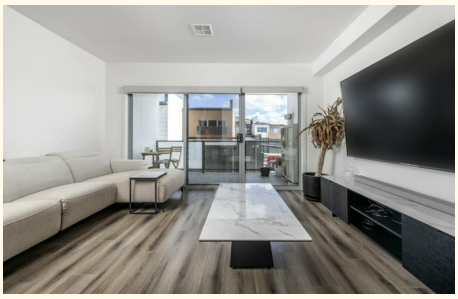
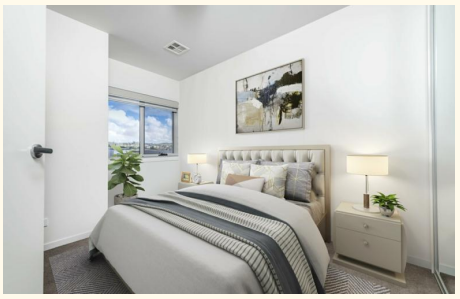








20/20 Pumpurs Crescent, Taylor

Light Filled, Spacious Living with Enhanced Views in a Prime Taylor Location

Positioned within a well maintained development in the growing and highly sought after suburb of Taylor, this beautifully presented three bedroom townhouse offers the perfect combination of contemporary comfort, quality finishes and low maintenance living. Built in 2021 and offering a number of additional features compared to neighbouring properties, this is an outstanding opportunity for first home buyers, families, professionals, downsizers and investors alike.

Enjoying an elevated position with better views and outlooks than many surrounding units, the home offers an impressive 107.3m² of internal living, with a thoughtfully designed floorplan that provides generous living spaces and excellent separation between living and accommodation areas.

Inside, the light filled open plan living and dining area is complemented by a combination of stylish floorboards and comfortable carpet, while modern downlights throughout add to the home's contemporary appeal. The well appointed kitchen features quality appliances, gas cooking, ample storage and generous bench

3 2 2

FOR SALE
$649,000+

VIEW
Sat 21st Nov @ 10:45AM - 11:15AM

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.

space, making it both practical and ideal for everyday living and entertaining.

All three bedrooms are generously proportioned, with the master bedroom complete with its own ensuite. The remaining bedrooms are serviced by a modern main bathroom, providing comfort and convenience for families, guests or housemates. Ducted heating and cooling ensures year round comfort, while gas hot water further enhances the home's functionality and efficiency.

One of the standout features of this property is the generous parking accommodation, offering a secure single garage plus an additional carport, providing space for two vehicles in total. Combined with its enhanced views, additional features and quality finishes compared to neighbouring units, this home represents an exceptional opportunity within the Taylor market.

Perfectly positioned in one of Gungahlin's fastest growing suburbs, you're only moments from local parks, playgrounds, walking and cycling trails, and the expanding Taylor and Moncrieff communities. The property is also conveniently located close to Amaroo Village, Casey Market Town and Gungahlin Town Centre, offering easy access to supermarkets, cafés, restaurants, schools, medical facilities and everyday amenities. With public transport nearby and straightforward access to Horse Park Drive and the wider Canberra road network, commuting to the City, Belconnen and other major centres is made easy.

Whether you're searching for your first home, a low maintenance family residence or a quality investment in a growing location, this beautifully presented townhouse is one not to miss.

Features:
- Three spacious bedrooms
- Master bedroom complete with ensuite
- Two modern bathrooms
- Single lock up garage plus additional carport
" Two car spaces in total
" 107.3m² of internal living
- Light filled open plan living and dining area
- Enhanced views and outlooks compared to neighbouring units
- Additional features and upgrades compared to surrounding properties
- Contemporary kitchen with gas cooking
- Ample storage and bench space
- Floorboards and carpet throughout
- Modern downlights
- Ducted heating and cooling for year round comfort
- Gas hot water system
- Low maintenance living
- Built in 2021
- Close to local parks, playgrounds and walking trails
- Minutes to Amaroo Village and Casey Market Town
- Easy access to Gungahlin Town Centre
- Conveniently located near schools, public transport and major arterial roads

Essentials:
" Internal Living: 107.3m² (approx.)
- Rates: $606.25 pq (approx.)
- Body Corporate: $701 pq (approx.)
- Rental Appraisal: $700 - $730 pw
- Land Tax: $795.50 pq (approx.) *Investors Only*
- Year Built: 2021

Offering spacious living, quality finishes, enhanced views and a

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convenient lifestyle in one of Canberra's fastest growing suburbs, this exceptional townhouse presents a fantastic opportunity to secure a quality home in the heart of Taylor. With more to offer than many neighbouring units, this is a property that deserves your inspection. Contact us today or come along to the next open home.

Disclaimer:
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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	2GC2FHK
Property Type	Townhouse
House Size	135.5 m2
EER	6
Including	Ducted Cooling Ducted Heating Dishwasher

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