



32/18 Ruzicka Street Taylor, ACT 4  2  3 

**Luxury, quality and convenience.**

A rare offering to the market, experience the epitome of modern living at 32/18 Ruzicka Street. With striking views towards One Tree Hill and nearby reserves, its tightly held position blends perfectly with its state of the art inclusions, providing you with the ideal setting to create lasting memories with family and friends.

Thoughtfully designed, it offers a spacious, practical floor plan and a variety of outdoor living options, perfect for those seeking a lifestyle of luxury, quality and convenience.

Located in 'The Grand', this well appointed townhouse is ideally located within easy access to local amenities, schools, parks and recreational facilities while still relishing a quiet residential setting.

**Features Overview:**

- Tri level floorplan with large 3 car garage
- Located adjacent to the Taylor Adventure Playground and within walking distance to Margaret Hendry School
- Age: Built in 2022

**Inspect:** Saturday, 19th October 2024 2:30 - 3:00

**Price:** \$770,000+



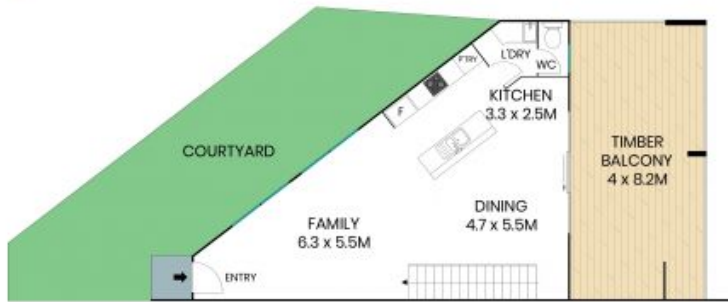
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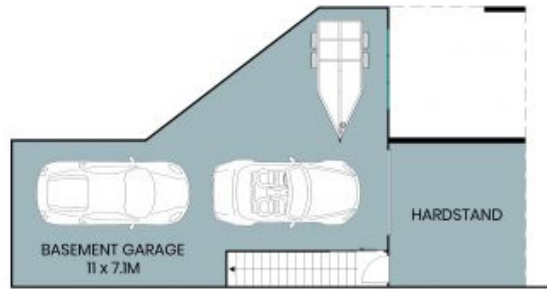
STONE



Ground Floor



First Floor



Lower Ground Floor



The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.

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Ground Floor



First Floor



Lower Ground Floor



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.