

325/181 Sutherland Crescent, Taylor

## Effortless Living in the Heart of Taylor

Welcome to effortless modern living in the heart of Taylor, where style, convenience, and lifestyle come together in this beautifully appointed apartment within the highly regarded Skyhaus development.

Designed for low-maintenance living without compromising on comfort, this residence offers an ideal opportunity for first home buyers, downsizers, or savvy investors. Thoughtfully laid out, the apartment showcases light-filled interiors, quality finishes, and seamless indoor-outdoor living.

At the heart of the home is an open-plan living and dining area that flows naturally to a generous outdoor balcony, perfect for entertaining or unwinding at the end of the day. Enjoy excellent natural light and ventilation, with windows to all bedrooms and living spaces.

Both bedrooms are generously proportioned and include built-in robes. The modern kitchen is well-equipped with quality appliances and ample storage, making everyday living both practical and enjoyable.

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**FOR SALE**  
\$499,000+

### VIEW

Sat 31st Jan @ 9:00AM - 9:30AM

### AGENTS

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### 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.



Positioned directly opposite Margaret Hendry School and the lake, and just moments from Taylor School, Taylor Community Super Park, public transport, and a short drive to Casey Market Town and Gungahlin Town Centre, this apartment offers a connected and convenient lifestyle in one of Canberra's fastest-growing suburbs.

Residents also enjoy exclusive access to premium shared facilities including a pool, gym, and sauna, elevating everyday living.

#### Features:

- Modern 2-bedroom apartment in the Skyhaus development
- Built-in robes to all bedrooms
- Abundant natural light
- Open-plan living and dining area
- Contemporary kitchen with induction cooktop, electric oven
- Reverse-cycle air conditioning in living area and bedroom
- Private balcony ideal for entertaining
- Access to pool, gym, and sauna

#### Essentials:

- Internal living area: approx. 68sqm
- Balcony: approx. 12sqm
- Total: approx. 80sqm
- EER: 6 Stars
- Rates: \$502.43 per quarter approx.
- Strata: \$1,132.74 per quarter approx.
- Built Year: 2024
- Rental Appraisal: \$590 - \$610 per week approx.

## MORE DETAILS

|               |           |
|---------------|-----------|
| Property ID   | 2ETMFHK   |
| Property Type | Apartment |
| House Size    | 80 m2     |
| EER           | 6         |

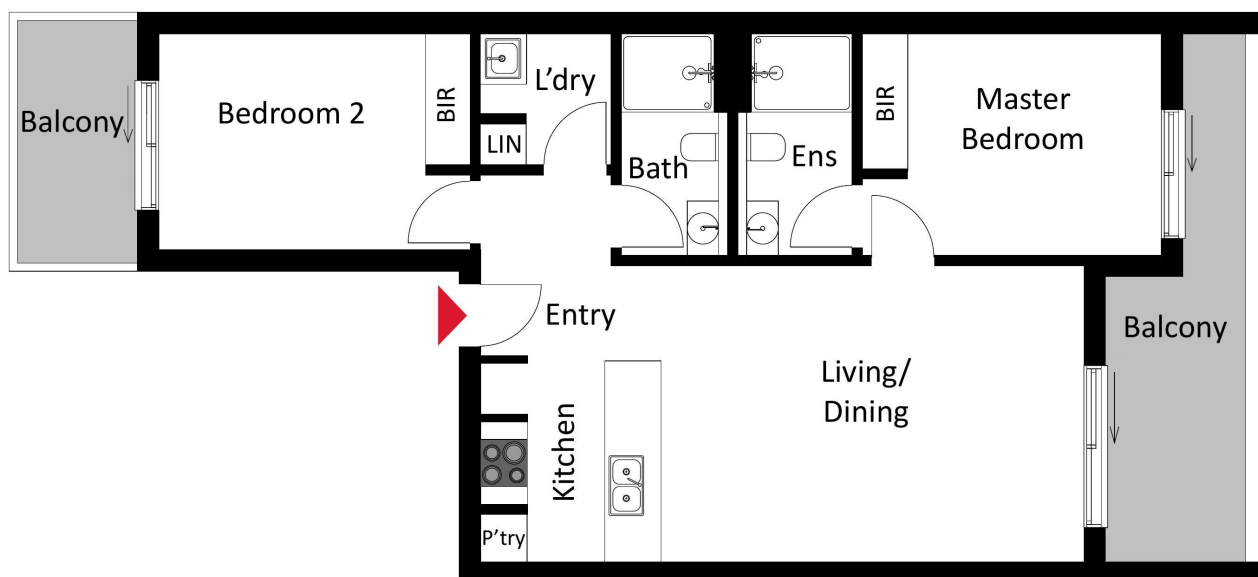
#### Hamid Muradi 0424 858 600

Sales Consultant | [hamid.muradi@ljhookerprojects.com.au](mailto:hamid.muradi@ljhookerprojects.com.au)

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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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