

33/87 Sutherland Crescent, Taylor

One Bedroom, Your Own Courtyard, A Place to Call Home

With nature walks close by and easy access to public transport, Taylor offers a relaxed setting within Canberra's north. Amaroo Village and Casey Market Town are approximately five minutes away by car for shopping, coffee and everyday essentials, while Canberra City is around a 30-minute drive.

This one-bedroom apartment pairs a simple, considered layout with a soft, neutral palette. Open-plan living and dining connect directly to the courtyard, extending the usable living space outdoors. The bedroom features a mirrored built-in robe, while split-system reverse-cycle air conditioning provides comfort through Canberra's changing seasons.

White cabinetry, timber-toned accents and a tiled splashback give the kitchen a clean, understated finish. Electric cooking, a dishwasher and a breakfast bar make everyday preparation easy, with the kitchen overlooking the dining and living areas so conversation can continue while meals come together. Timber-look flooring brings warmth and continuity to the living space.

The private rear courtyard offers room for an outdoor table, a few

1 1 1

FOR SALE
$380,000+

VIEW
Sat 21st Nov @ 2:15PM - 2:45PM

AGENTS
Virginia Stoker
0434 610 698
virginia.stoker@ljhooker.com.au

AGENCY
LJ Hooker Gungahlin
(02) 6213 3999

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.

favourite plants and a quiet coffee in the fresh air. Its paved surface keeps maintenance simple, while direct access to the designated rear parking space adds everyday convenience. A further parking space and storage cage are located within the restricted-access parking area.

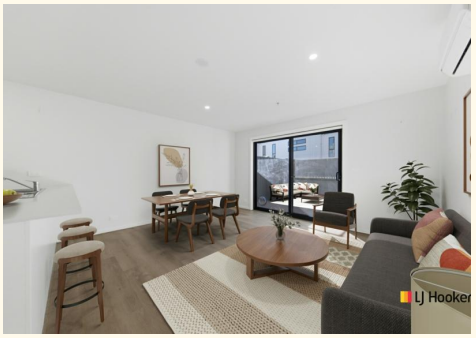
AT A GLANCE

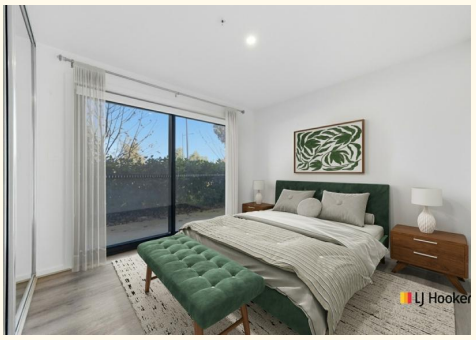
- One bedroom with mirrored built-in robe
- Open-plan living and dining with courtyard access
- Kitchen with electric cooking, dishwasher and breakfast bar
- Neutral interiors with timber-look flooring in the living area
- Split-system reverse-cycle air conditioning
- Private, paved rear courtyard
- One parking space and storage cage within restricted-access parking
- Additional designated rear parking space accessible from the courtyard
- Nature walks and public transport close by
- Approximately five minutes' drive to Amaroo Village and Casey Market Town
- Approximately 30 minutes' drive to Canberra City

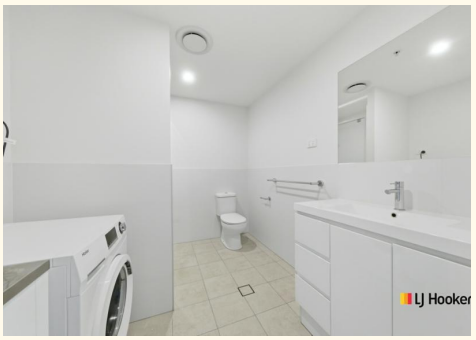
THE NUMBERS

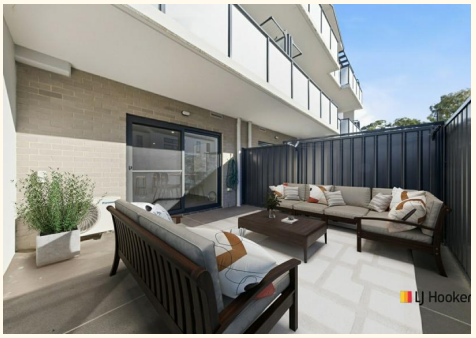
- EER: 6
- Built: 2022
- Rates: $516.95 pq approx.
- Land Tax: $662.30 pq approx.

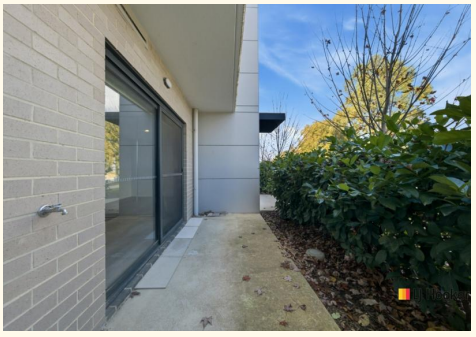
Disclaimer:
All information in this marketing material has been obtained from sources believed to be reliable; however, its accuracy cannot be guaranteed. All figures, measurements and dimensions are approximate only. Photographs may have been virtually styled or digitally enhanced, and any furniture or decor shown may be for display purposes only. This material is provided as general information only, and LJ Hooker accepts no liability for any errors or omissions. Interested parties are advised to make their own enquiries to verify the property's details before making any decision. By submitting an enquiry, you consent to receiving further communication from LJ Hooker in accordance with our Privacy Policy, available at https://www.ljhooker.com.au/legals/privacy-policy











MORE DETAILS

Property ID	37DUGCY
Property Type	Apartment
EER	6
Including	Air Conditioning

Virginia Stoker 0434 610 698
Licensed Agent ACT/NSW | virginia.stoker@ljhooker.com.au

LJ Hooker Gungahlin (02) 6213 3999
Suite 2C, Level 1, Gungahlin Village, 46-50 Hibberson Street,
GUNGAHLIN ACT 2912
gungahlin.ljhooker.com.au | gungahlin@ljhooker.com.au

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.