



35/87 Sutherland Crescent, Taylor

## First Home or First-Class Investment!

Please contact Olivia on 0478 653 447 to book in a viewing.

This immaculate one-bedroom apartment in the modern Willow complex delivers outstanding lifestyle and investment appeal whether you're stepping into the market or expanding your portfolio.

With a contemporary open plan living space, a huge modern kitchen with gorgeous island bench, a light-filled bedroom, and two large balconies providing ample natural light - this unit offers the perfect blend of style and functionality in a prime location.

Living in Taylor means being part of a relaxed and family friendly community with so many local amenities at your doorstep including easy access to Amaroo & Casey shops, local schools and playing fields, public transport, scenic walking trails, local cafes, and easy access to Gungahlin Town Centre.

For investors this is an ideal property in a suburb known for its solid rental returns with a lovely tenant already in place. This is a brilliant property for starting your real-estate journey. As a first home buyer you'll reap the rewards of a property that can be held as an

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### FOR SALE

Please Call

### AGENTS

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Olivia Fairweather  
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### 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.



investment to provide a leapfrog into a larger home down the track.

#### Key Features:

- Generous & modern one bedroom apartment
- High quality fixtures and fittings throughout
- Generous open plan living and dining space
- Modern kitchen with island bench, stone benchtops, ample storage, dishwasher and stainless-steel appliances.
- Large bedroom with built-in robe and balcony access
- Two large balconies off living space and bedroom
- Split system reverse cycle air conditioning
- European laundry
- Single car space
- Easy access to local amenities including Margaret Hendry School, Taylor Adventure Playground, Sutherland Park Pond, Amaroo Village, Casey Market Town & Gungahlin Town Centre.

#### Quick stats:

- Year built: 2022
- Internal living size: 57sqm
- Body corp: \$499pq approx.
- Rates: \$470pq approx.
- Land tax (investors only): \$603pq approx
- Currently leased until 25th June 2026

#### MORE DETAILS

Property ID	35MGGCY
Property Type	Apartment
House Size	57 m2
EER	6

#### Jake Bunday 0411 367 920

Licensed Agent | [jake.bunday@ljhooker.com.au](mailto:jake.bunday@ljhooker.com.au)

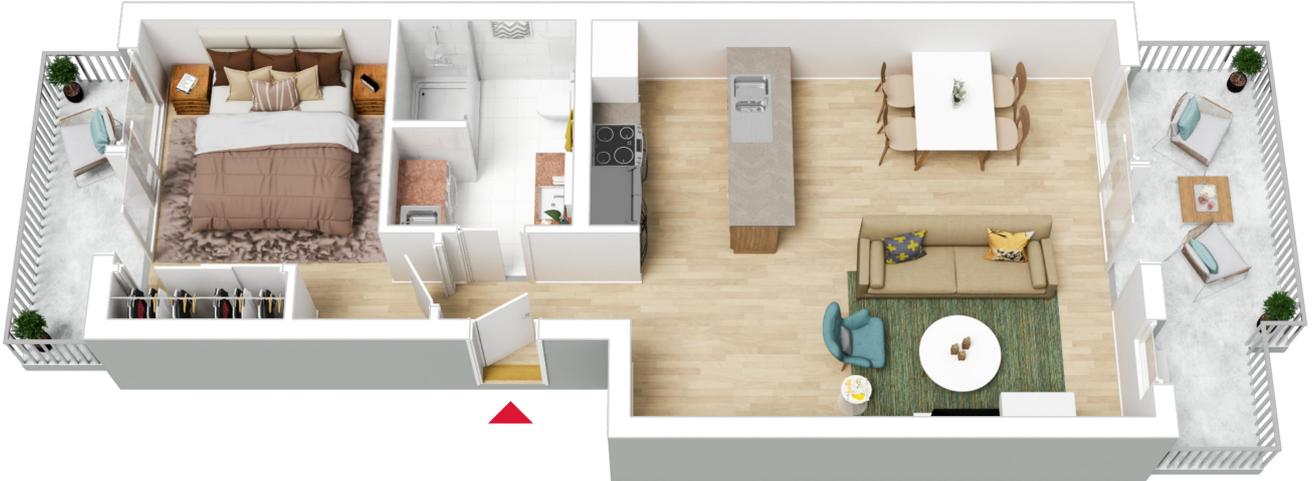
#### Olivia Fairweather 0478 653 447

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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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