

412/181 Sutherland Crescent, Taylor

Two Levels of Modern Living in Skyhaus

Offering more space and separation than the typical apartment, this modern two-level residence combines contemporary comfort with an easy-care lifestyle in the popular Skyhaus development.

The lower level is dedicated to living and entertaining, with a light-filled open-plan living and dining area flowing directly onto a generous covered balcony with stunning mountain views. The modern kitchen sits at the heart of the home, complete with stone benchtops, quality appliances, excellent storage and a dedicated pantry, while an additional storage room cleverly maximises functionality.

Upstairs, both bedrooms are privately positioned away from the living spaces. The oversized main bedroom is a standout, measuring approximately 4.6m x 4.0m and featuring a built-in robe and private ensuite. Bedroom two also includes a built-in robe and is serviced by the main bathroom, creating an ideal arrangement for couples, guests, a housemate or home office.

Reverse-cycle heating and cooling, double glazing, a European-style laundry and secure basement parking add to the everyday convenience, while residents of Skyhaus enjoy access to impressive

2 2 2

FOR SALE
$590,000 +

VIEW
Sat 7th Nov @ 1:15PM - 1:45PM

AGENTS

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Interested parties must rely solely on their own enquiries.

rooftop facilities including a swimming pool, spacious sauna and fully equipped gymnasium.

Positioned within easy reach of Taylor and Amaroo shops, Casey Market Town and Gungahlin Town Centre, this is an appealing opportunity for first-home buyers, professionals or investors looking for something a little more spacious than conventional apartment living.

Property Highlights
- Modern two-storey apartment in the Skyhaus development
- Excellent separation of living and bedroom accommodation
- Spacious open-plan living and dining
- Generous covered balcony extending the living space outdoors
- Contemporary kitchen with stone benchtops and quality appliances
- Dedicated pantry plus additional internal storage room
- Oversized main bedroom, approximately 4.6m x 4.0m
- Built-in robes to both bedrooms
- Main bedroom with private ensuite
- Two bathrooms
- Reverse-cycle heating and cooling
- Double-glazed windows
- European-style laundry
- Secure basement parking and storage
- Lift and intercom access
- Resident rooftop swimming pool, sauna and gymnasium
- Convenient access to Taylor, Amaroo, Casey and Gungahlin amenities

Living size: 86m2 + 15m2 Outdoor
Rates: $383.17 p.q (approx.)
Land tax: $501.82 p.q (approx.)
Body corporate: $238.24 p.q (approx.)
Construction: 2024
EER: 6 Stars











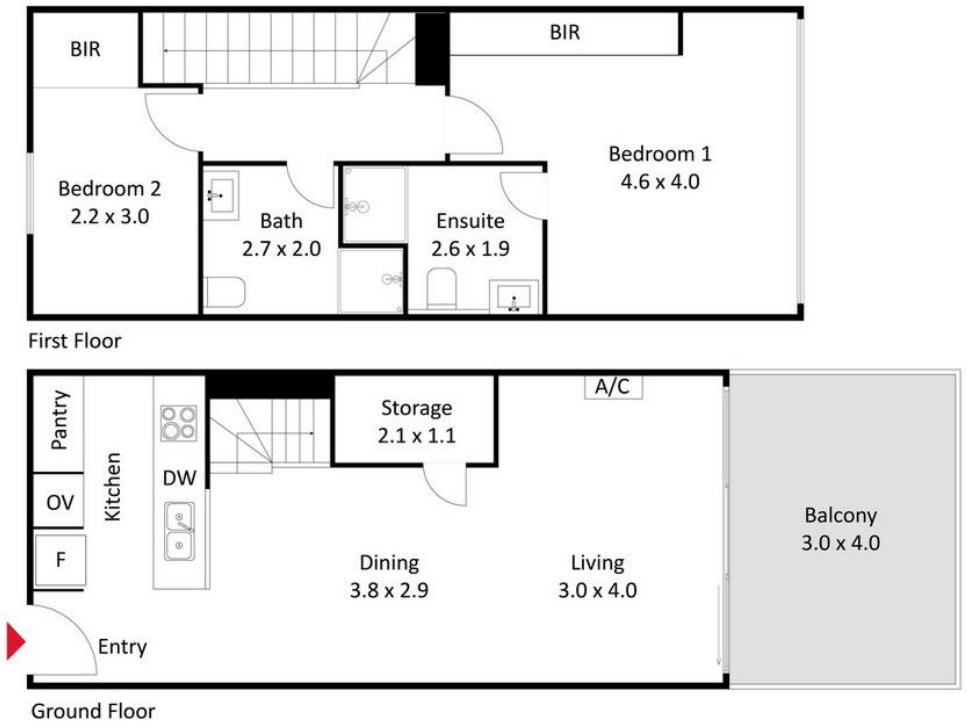
MORE DETAILS

Property ID	KB6H5W
Property Type	Apartment
EER	6

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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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