







G08/181 Sutherland Crescent, Taylor

Ground-Floor Living with Multiple Private Courtyards

Welcome to G08/181 Sutherland Crescent, Taylor - a modern and inviting two-bedroom residence offering the comfort, privacy and easy-care lifestyle of townhouse-style living.
Positioned on the ground floor with convenient street-level access, this lovely home feels warm and cosy from the moment you step inside. The light-filled open-plan living and dining area connects beautifully with the modern kitchen, creating a comfortable space for everyday living and entertaining.

Both bedrooms are generously sized and thoughtfully positioned away from each other, providing excellent privacy for couples, guests or those sharing the home, the main bedroom positioned on the lower level, maximising suitability for downsizers. The main bedroom includes its own ensuite and access to a private courtyard.

One of the home's standout features is its selection of private outdoor areas. With a welcoming front courtyard, a spacious entertaining balcony and additional courtyard access from the main bedroom, there are plenty of peaceful spaces to relax and enjoy the outdoors.

Residents can also enjoy access to impressive rooftop facilities,

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FOR SALE
$490,000+

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

AGENTS

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All information contained therein is gathered from relevant third parties sources.
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Interested parties must rely solely on their own enquiries.

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

Perfectly located close to Taylor shops, Amaroo shops, Casey Market Town and Gungahlin Town Centre, the property offers easy access to shopping, cafés, schools, transport and everyday conveniences.

With two bedrooms, two bathrooms and two secure basement car spaces, this charming home is an excellent choice for first-home buyers, downsizers or investors seeking a quality property in a growing and convenient location.

Property Highlights
- Ground-floor residence with a townhouse-style feel
- Two spacious and privately separated bedrooms
- Built-in wardrobes in both bedrooms
- Main bedroom with ensuite and private courtyard access
- Two modern bathrooms
- Light-filled open-plan living and dining area
- Contemporary kitchen with stone benchtops and quality appliances
- Multiple private outdoor areas
- Generous balcony for relaxing and entertaining
- Reverse-cycle heating and cooling
- Double-glazed windows
- European-style laundry
- Two secure basement car spaces
- Private storage cage
- Intercom, lift and convenient internal access
- Rooftop swimming pool, spacious sauna and gymnasium
- Close to Taylor, Amaroo, Casey and Gungahlin shopping precincts
- Ideal for first-home buyers, downsizers or investors

Living size: 87m2 + 18m2 Outdoor
Rates: $377.70 p.q (approx.)
Land tax: $491.43 p.q (approx.)
Body corporate: $896.22 p.q (approx.)
Construction: 2024
EER: 6 Stars











MORE DETAILS

Property ID	KBJH5W
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.

G8/181 Sutherland Crescent, Taylor, ACT, 2913

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