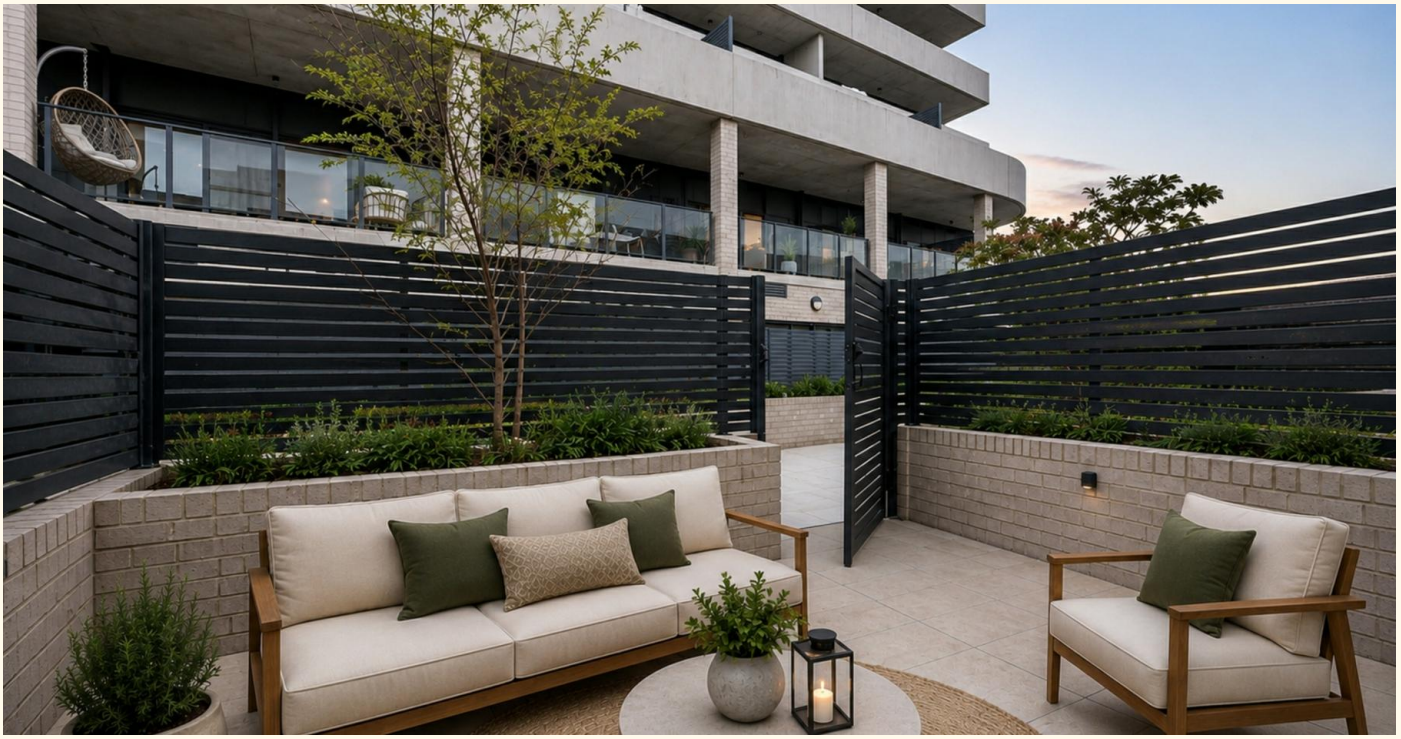








4/181 Sutherland Crescent, Taylor

Close to Everything That Matters

Priced to attract strong interest from both first home buyers and investors, this well-designed three-bedroom townhouse offers an affordable entry into one of Gungahlin's fastest-growing suburbs.

Combining low-maintenance living with practical design, the home features generous open-plan living and dining areas, a modern kitchen, three well-proportioned bedrooms, and a private outdoor space perfect for everyday enjoyment. Whether you're looking to move straight in, secure your first property, or add a quality asset to your portfolio, this is an opportunity that makes financial sense.

Positioned within easy reach of schools, parks, public transport and the growing range of amenities available throughout Taylor, the location continues to attract strong owner-occupier demand and long-term rental appeal.

Offering excellent value in today's market, this is the type of property that appeals to buyers seeking affordability without compromising on lifestyle or future growth potential.

Residents also enjoy access to premium shared facilities including a plunge pool, gym and sauna, elevating everyday living beyond the standard townhouse offering.

3 2 2

FOR SALE
$659,000+

VIEW
Sat 7th Nov @ 11:40AM - 12:10PM

AGENTS

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AGENCY

LJ Hooker Gungahlin
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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.

Why this property captivates:

- Three-bedroom townhouse offering a practical, well-balanced layout suited to first home buyers and investors
- Two separate living spaces providing flexibility for relaxation, entertaining or family separation
- Open-plan kitchen and dining area forming the central heart of the home with strong everyday functionality
- Modern kitchen featuring a gas cooktop, quality appliances and well-planned storage
- Main bedroom complete with private ensuite, delivering comfort and separation from the additional bedrooms
- Additional bedrooms well-proportioned and fitted with built-in storage for practical everyday use
- European-style laundry neatly integrated to maximise space and maintain a clean, functional layout
- Natural light throughout enhancing openness and overall livability across both levels
- Efficient floorplan designed to maximise usable space while maintaining low-maintenance appeal
- Private outdoor area offering a simple, easy-care space for outdoor living or entertaining
- Contemporary townhouse design providing strong appeal for both owner-occupiers and investors seeking practicality and value
- Access to resort-style amenities including plunge pool, gym and sauna, enhancing lifestyle appeal and long-term desirability

Proximity to Amenities:

- Within 1 minute walk to Margaret Hendry School, positioned directly opposite the property for immediate access
" Within 3 minutes drive to Casey Market Town offering supermarkets, cafés, dining and everyday essentials
- Within 5 minutes drive to Gungahlin College offering senior secondary education within the local area
" Within 5 minutes drive to Gungahlin Town Centre featuring supermarkets, cafés, dining, retail and essential services
- Within 6 minutes drive to Yerrabi Pond District Park providing walking tracks, playgrounds and open recreational spaces
- Within 8 minutes drive to Gungahlin Leisure Centre and surrounding sporting facilities
- Within 10 minutes drive to Gungahlin Place light rail terminal providing direct transport to Canberra CBD
- Within 18 minutes drive to Westfield Belconnen and Belconnen Town Centre offering major retail, dining and entertainment
- Within 20 minutes drive to Canberra CBD for employment, dining and cultural amenities
- Within 25 minutes drive to Canberra Airport for domestic and international travel

Disclaimer: All photographs used in this listing have been virtually enhanced, including the addition of digitally generated furniture and styling, for illustrative purposes only.

EER ★★★★★★

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LJ Hooker

MORE DETAILS

Property ID	36Z5GCY
Property Type	Townhouse
House Size	122 m2
EER	6

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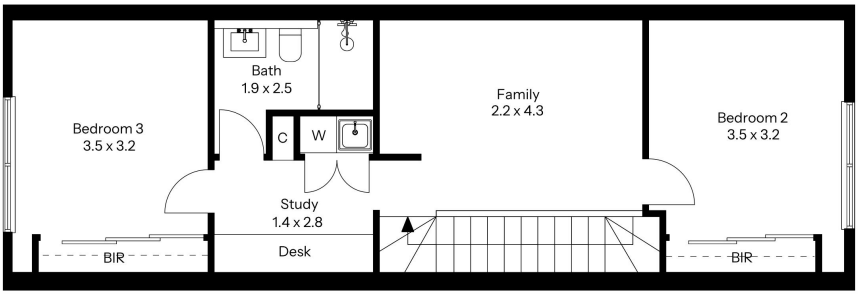




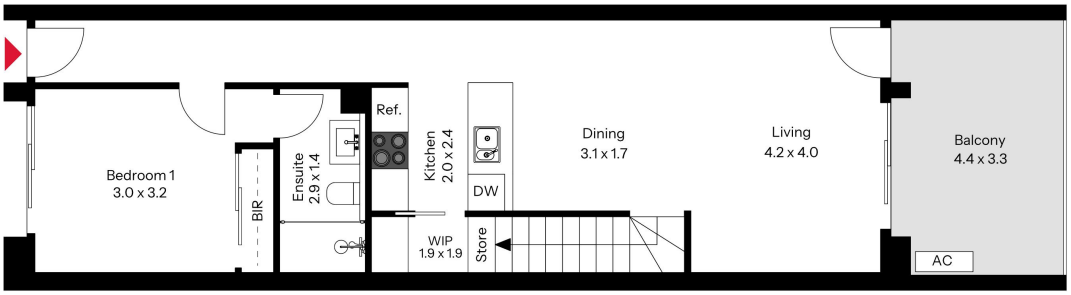




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Upper Level



Lower Level

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