

107 Sutherland Crescent, Taylor, ACT 2913

Townhouse For Sale

Tuesday, 14 May 2024



107 Sutherland Crescent, Taylor, ACT 2913

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Townhouse



Ben Wilson

0420375976

Offers Over \$609,000

Meticulously built and developed by the trusted and established Di Lulio Constructions. The exemplary build quality and attention to detail in this home truly make it worthy of your immediate attention. The Willow development has been carefully curated to ensure each dwelling feels less like a townhouse and more like your own individual home. With direct access from the street, extensive landscaping throughout the development, and proportions typically found in much larger properties, 107 Sutherland Crescent truly offers you an elevated townhouse living experience. You will appreciate the segregated living and dining areas, providing flexibility and a dedicated space for entertaining, working from home, or allowing the kids to play independently. With a North-East aspect, sunshine fills all the main living areas, and your two outdoor spaces both receive sunlight throughout the day. Enjoy capturing sunrise on your balcony with your morning coffee and unwind with evening drinks as you watch the sun set on your private courtyard. You, your friends, and family will truly love this home. Upstairs, two spacious bedrooms await, each boasting large robes, with the master featuring an ensuite and both benefiting from a serene green outlook. Some more practical features to note include storage on entry to the home, a large double garage with multiple storage spaces, and enhancements made to the property including ducted heating and cooling, ceiling fans in both bedrooms & the added security from crimsafe doors on entry. Location may be your priority, and with street frontage onto the Taylor Sportsground adjacent to the pond park, offering nature-filled walks to local schools, childcare, or nearby parks, there can be no complaints. Conveniently equidistant to the Casey and Amaroo shopping centres, and with easy access to the Gungahlin town centre and onto the city via tram, 107 Sutherland Crescent offers style, functionality, and unparalleled convenience. Inspect now, be impressed, and get ready to move in.

The Perks:

- 2-bedroom, 2-bathroom townhouse with street frontage onto greenspace.
- Separate living and dining spaces with timber flooring throughout.
- Landscaped courtyard to the front of the home and additional balcony opening from the living room.
- Well-appointed kitchen with stone bench top, European appliances, and full height pantry.
- Secure Crimsafe doors on both front and sliding doors.
- Double garage with direct access to the property inclusive of multiple storage spaces.
- Ducted heating and cooling throughout.
- Luxurious double roller blinds to every window.
- Ceiling fans in both bedrooms.
- Double glazed windows all with flyscreens.
- External power point in the courtyard.
- External tap at rear with drain allowing for car washing.

The Numbers:

- Total living area 108m²
- Strata & sinking Fund \$577.69 per 1/4
- Rates \$530.97 per 1/4
- Rental Estimate \$580 - \$610 per week
- EER 6*s

The Location:

- Taylor Adventure Playground - 3 mins on foot
- Margaret Hendry School - 4 mins on foot
- Future North Gungahlin High School - 4 mins on foot
- Amaroo shopping village - 4 mins by car
- Casey Market Town - 4 mins by car
- Gungahlin Town Centre - 7 mins by car
- Canberra CBD - 23 mins by car

Explaining the private treaty process:

- To ensure a fair & equitable process, all offers are confidential. This gives our buyers peace of mind that we will not disclose an offer to another buyer in an attempt to force that buyer's intent. For guidance on when offers close and how best to submit an offer, please contact the agent directly.