

**49/119 Sutherland Crescent, Taylor, ACT 2913**

**Townhouse For Sale**

Friday, 3 May 2024



49/119 Sutherland Crescent, Taylor, ACT 2913

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 88 m2**

**Type: Townhouse**

**\$585,000+**

This modern townhouse is nestled in a peaceful and charming neighbourhood with the perfect blend of comfort, style, and convenience. It is meticulously maintained and has a bright and airy feel which makes it look and feel like brand new. Neutral tones with Carpet and Tiles provide you with the perfect canvas to create a personalised open plan sanctuary that offers a shared living/dining area. The central kitchen is fitted with soft closing cabinetry. Retreat to your spacious master bedroom, where you can unwind after a long day, complete with an ensuite bathroom. The second bedroom is perfect for guests or as a home office, providing flexibility for your lifestyle. Being at the end of the building row, this particular townhouse only has one immediate neighbour. Come have a look for yourself, this property certainly is an ideal home for those seeking a modern and stylish living space.

**Features** - Master bedroom with ensuite - Ceiling fans in both rooms - Panasonic Split Air-conditioning - Ariston 75 cm stainless steel gas cooktop - Ariston stainless steel range hood - Ariston 60 cm stainless-steel dishwasher - Ariston microwave oven - Separate Laundry with storage - One open space carpark - Landscaped front yard

**Extras** - Visitors parking available at the back, plus street parking at front.

**Summary of Location** Short walk to Taylor Adventure playground and Taylor school (Margaret Hendry) 5 min to Casey shops 6 Min to Amaroo shops 8 min to Gungahlin Town Centre 17 Min to University of Canberra 23 Minutes to City centre

**Year Built** - 2022

**Rates** \$521 per quarter approx. **Land Tax** \$382 per quarter approx. **Body Corporate Fees** \$382 per quarter approx. All figures are approximate. For further details, please contact Harpeet Singh by submitting an enquiry below or calling on 0459682683.

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