

55/117 Sutherland Crescent, Taylor, ACT 2913

STONE

Townhouse For Sale

Thursday, 28 March 2024

55/117 Sutherland Crescent, Taylor, ACT 2913

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Townhouse



Jess Doolan
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\$589,000+

Embrace contemporary living in this sleek 2-storey townhouse, offering a modern haven of comfort and style in the peaceful family-friendly location in Taylor. Step inside to discover a spacious living area downstairs, meticulously designed to maximise both functionality and aesthetic appeal. With its open layout and bright, minimalistic design, this inviting space sets the stage for relaxed gatherings and everyday living. Outside, a charming yard at the front provides a delightful outdoor retreat, perfect for enjoying your morning coffee or basking in the afternoon sun. Whether you're cultivating a small garden oasis or simply unwinding after a busy day, this cosy outdoor space offers a tranquil escape ready for you and your family or group anytime. With its stylish design and thoughtful amenities, this modern townhouse provides you a lifestyle of convenience, especially as it is a short drive into nearby centres such as Gungahlin Town Centre and Amaroo Shopping Village. Features Overview:- West facing- Two storey floorplan- Located a short drive into Gungahlin and Amaroo for shops, restaurants, transport, schools and other amenities- Age: Built in 2022- EER (Energy Efficiency Rating): 6.0 Stars Sizes (Approx.)- Internal Living: 83 sqm (Ground floor: 40 sqm + Upper floor: 43 sqm)- Courtyard: 17 sqm- Garage: 25 sqm- Total residence: 125 sqm Prices:- Rates: \$524.63 per quarter- Land Tax (Investors only): \$521.13 per quarter- Strata: \$389.87 per quarter (approx)- Conservative rental estimate (unfurnished): \$560-\$580 per week Inside:- Spacious living-dining areas on ground floor- Living area seamlessly flows to outdoor courtyard- Large kitchen with quality appliances, stone benchtop- Master bedroom with ensuite, leafy outlook- Second bedroom with built in robe- Double glazed windows throughout- Ample storage space throughout Outside:- Large landscaped courtyard with garden beds- Irrigation to garden beds- Single automated garage Benefiting from Taylors peaceful, natural surroundings and within walking distance to nature reserves, schools and communal parks, Horse Park Drive and main transport routes are easily accessed. Gungahlin Town Centre and Casey Marketplace are a short drive away, this suburb will continue to come to life as the area establishes. Inspections: We are opening the home most Saturdays with mid-week inspections. If you would like an inspection outside of these times please email us at: jessdoolan@stonerealestate.com.au. Disclaimer: The material and information contained within this marketing is for general information purposes only. Stone Gungahlin does not accept responsibility and disclaims all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.