

39/85 Sutherland Crescent, Taylor, ACT 2913



Unit For Sale

Tuesday, 2 July 2024

39/85 Sutherland Crescent, Taylor, ACT 2913

Bedrooms: 1

Bathrooms: 1

Parkings: 2

Area: 54 m2

Type: Unit



Liah Kang

0422477716

\$465,000+

Discover the perfect blend of comfort and convenience in this charming unit nestled in the heart of Taylor. Enjoy the open plan living and dining areas that seamlessly connect with your outdoor oasis on the balcony. The modern kitchen comes equipped with electric cooking, a handy dishwasher, and a spacious breakfast bar. Positioned on the ground floor, this 1 bedroom unit boasts a built-in robe and access to the front balcony, ensuring ample storage and a private retreat for all. Comfort is guaranteed year-round with the reverse cycle air conditioning. Outdoor living is a delight with two balconies front and back, extending your living space. Additionally, the property includes two dedicated car park spaces.

Key Features:- Open Plan Living & Dining: Seamlessly connect with your outdoor oasis on the balcony.- Modern Kitchen: Enjoy electric cooking, a handy dishwasher, and a spacious breakfast bar.- Cozy and spacious Bedroom: Boasts a built-in robe and access to the front balcony.- Comfort Year-Round: Equipped with air conditioning.- Outdoor Bliss: Front and back private outdoor feature to extend your living space. Spacious private courtyard enhances the exclusive enjoyment for family and friends. - Ample Parking: Includes two dedicated car park spaces.- Situated in a family-friendly suburb, this home offers access to fantastic playgrounds

Location:- 2 Minute drive to Margaret Hendry School- 2 Minute drive to Sutherland Park Pond- 2 Minute drive to Taylor Adventure Playground- 6 Minute drive to Amaroo Village- 6 Minute drive to Casey Market Town - 9 Minute drive to Gungahlin Place - 24 Minute drive to Canberra City

Details: Rates- \$458 per quarter
Land Tax- \$351 per quarter
Facing- North
EER- 6
Living area- 54 sqm
External- front 4 sqm + back 51sqm
Total area- 109 sqm
Year Built- 2022

Embrace the convenient lifestyle at 39/85 Sutherland Crescent, Taylor! I welcome you to join me at the next inspection.