

# 1/1 Alan Watt Crescent, Casey, ACT 2913

STONE

## Sold Townhouse

Thursday, 4 April 2024

1/1 Alan Watt Crescent, Casey, ACT 2913

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 173 m2

Type: Townhouse



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**\$775,000**

Meticulously crafted with a keen eye for detail. Step inside to discover high ceilings and sun-drenched open-plan north facing living areas, creating an inviting atmosphere for relaxation and entertainment. The kitchen exudes sophistication with stone benchtops and sleek stainless steel appliances. Stay comfortable year-round with ducted reverse cycle cooling and heating. With the added convenience of internal access to a double garage and low-maintenance landscaped yards, this residence promises effortless living in a small townhouse complex. Seize this exceptional opportunity to elevate your lifestyle in the prestigious 'Springbank Rise' community with the property situated within walking distance to Casey Market Town, childcare centres, medical facilities and more. Features Overview:- North facing- Double level floorplan- NBN connected with FTTP- Age: 10 years (built in 2014)- Units plan number: 4045- EER (Energy Efficiency Rating): 6.0 Stars Development Information:- Name of development: The Bank- Number of buildings in development: 5- Strata management: Bright & Duggan Sizes (Approx)- Internal Living: 137 sqm (71.0 sqm upstairs and 59.7 sqm downstairs)- Garage: 36.6 sqm- Outdoor courtyard: 80 sqm- Total residence: 173.6 sqm Prices- Strata Levies: \$654.75 per quarter- Rates: \$484.8 per quarter- Land Tax (Investors only): \$672.17 per quarter- Conservative rental estimate (unfurnished): \$640 - \$660 per week Inside:- Master bedroom with built-in robe and ensuite- Large bedrooms all with built-in robes- Bathroom with full sized tub and separate shower- Downstairs powder room- Open plan Living and dining drenched in natural light- Well appointed kitchen with ample storage space- Island bench providing more than enough bench space- laundry room with garage access- Ducted reverse cycle heating and cooling- Ample storage available in linen cupboard and under stairs Outside:- Double garage with internal access and plenty of off-street parking- Professionally landscaped courtyard perfect for outdoor entertainment- Tinted front facing windows for additional privacy- Water tank- Established, easy to maintain hedges and native plants providing privacy and tranquillity Construction Information:- Flooring: Concrete and timber flooring- External Walls: Brick veneer and compressed cladding- Roof Framing: Timber: Truss roof framing- Roof Cladding: Colorbond roof cladding- Window Glazing: Single glazed windows Casey is sought after for its village lifestyle – local cafes, pub, dog park, walking and biking trails and communal green spaces including wetlands and the new recreational park due to be completed in 2024– while only a stone's throw from Gungahlin town centre and 15kms to the CBD. Springbank Rise was developed by multi-award winning developers Bovis Lend Lease. They are synonymous with designing and construction stunning residential communities. Featuring wider streets, large established trees, open parkland and ponds. Inspections: We are opening the home most Saturdays with mid-week inspections. However, If you would like a review outside of these times please email us on: [jesssmith@stonerealestate.com.au](mailto:jesssmith@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 disclaim 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.