

# 1/6 Renouf Street, Casey, ACT 2913

STONE

## Sold Townhouse

Sunday, 15 October 2023

1/6 Renouf Street, Casey, ACT 2913

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 202 m2

Type: Townhouse



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**\$765,000**

Pristine, smartly appointed, and spacious, this 202 sqm two-storey corner townhouse is proudly positioned in the heart of Casey, opposite Springbank Pond with views over the nearby reserve. A rare offering to the market with its grand scale and quality finishes throughout, this executive residence has been craftfully designed to create a lifestyle of convenience, luxury and space. Situated within the master-planned community of Springbank Rise, this home is just moments to Casey Market Town and a short stroll to the dog park with easy access in and out of this fantastic family-friendly suburb.

**Features Overview:-** Grand scales & state of the art finishes- Located in an esteemed master planned community, Springbank Rise- NBN connected with FTTP - Age: 7 years (built in 2016)- EER (Energy Efficiency Rating): 6.0 Stars

**Development Information:-** Name of development: Elegante- Number of buildings in development: 10- Strata management: Vantage Strata Sizes (Approx)- Internal Living: 149.78 sqm - Balcony: 9.51 sqm- Porch: 6.38 sqm- Garage: 37.25 sqm- Total residence: 202.86 sqm

**Prices- Strata Levies:** \$871.88 per quarter- **Rates:** \$567.23 per quarter- **Land Tax (Investors only):** \$627.13 per quarter- **Conservative rental estimate (unfurnished):** \$620-\$640 per week

**Inside:-** Quality finishes throughout - Custom-designed kitchen with 40mm stone island bench with waterfall edge- Ample storage to kitchen with quality appliances and 6 burner gas cooktop- Internal access to double garage - Laundry and powder room to downstairs area- Grand master suite with huge walk-in robe and ensuite- Master with access to balcony with reserve views- Two additional bedrooms with built-in robes- Main bathroom of grand scale, with separate bath and shower- Both bathrooms have floor-to-ceiling tiles- Under-stair storage- Ducted reverse cycle heating and cooling with 2 zones- Additional data points throughout the home- Double blinds to all rooms but master bed

**Outside:-** Corner townhouse in secluded pocket of the complex- Large grassed outdoor yard space, perfect for the growing family- Side access to yard- Gas point outside for BBQs- Private leafy outlooks

**Construction Information:-** **Flooring:** Concrete slab on ground to the ground floor level. Timber joists to the upper floor level- **External Walls:** Predominately rendered foam cladding- **Roof Framing:** Timber: Truss roof framing- **Roof Cladding:** Colorbond roof cladding- **Fascia:** Colorbond fascia- **Gutters:** Colorbond gutters- **Window Frames:** Predominantly aluminium window frames- **Window Glazing:** Single glazed windows- **Wall Insulation:** Thermal insulation value approximately R-2.0- **Roof Insulation:** Thermal insulation value approximately R-4.0 with Anticon roof blanket

Casey is sought after for its village lifestyle – local cafes, pub, dog park, walking and biking trails and communal green spaces including wetlands – while only a stone's throw from Gungahlin town centre and 15kms to the CBD. Springbank Rise was developed by multi-award-winning developers Lendlease. They are synonymous with designing and constructing 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 at: [jessdoolan@stonerealestate.com.au](mailto:jessdoolan@stonerealestate.com.au)

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