

22 Alan Watt Crescent, Casey, ACT 2913

STONE

House For Sale

Thursday, 25 January 2024

22 Alan Watt Crescent, Casey, ACT 2913

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 387 m2

Type: House



Jess Smith

0410125475

Auction 17/02/2024 at 2:15pm

Property to be auction onsite on the 17/02/2024 at 2:15pm with offers welcome prior. Built by award-winning Hotondo Homes and located in Spring Bank Rise, this former display home is Beautifully finished inside and out with high-quality inclusions. This 276 sqm residence offers 4 spacious bedrooms and multiple living areas including an upstairs rumpus and is spread over a meticulously designed 2 level floorplan. Created with the indoor-to-outdoor flow in mind creating sun-drenched and airy spaces throughout, and a large alfresco that overlooks the beautifully landscaped gardens.

Features Overview:- North-facing to the rear- Two-level floorplan, free-standing separate title home)- 5kW solar system with 19 x panels- NBN connected with FTTP- Age: 10 years (built in 2014)- EER (Energy Efficiency Rating): 5 Stars Sizes (Approx)- Internal Living: 202.30 sqm (107.47 sqm upstairs and 94.83 sqm downstairs)- Alfresco: 14 sqm- Porch: 9.4 sqm- Garage: 47.24 sqm- Total residence: 272.94 sqm- Block: 387 sqm Prices- Rates: \$698 per quarter- Land Tax (Investors only): \$1,134 per quarter- Conservative rental estimate (unfurnished): \$850 - \$880 per week Inside:- Stunning hardwood timber staircase- Master suite with ensuite and walk-in robe- Spacious bedrooms all with built-in robes- Large main bathroom on the second floor- Generous proportions featuring multiple living areas.- Designer kitchen with stone waterfall benchtops, plenty of storage, pop-up power points, and quality appliances.- Separate powder room downstairs- Three-step cornice to lower living areas.- Interior design specifics- Laundry room with external access- Ducted reverse cycle air conditioning- Oversized double garage with internal access Outside:- Large back alfresco with shutter blinds on either side - Low-maintenance landscaped gardens- Bi-fold shutter blinds on right-hand side of the alfresco - Built-in water feature- Only a short stroll to local shops, parks and arterial roads Construction Information:- Flooring: Waffle pod concrete slab- External Walls: Brick veneer, compressed cladding and rendered polystyrene- Roof Framing: Timber: Truss roof framing- Roof Cladding: Colorbond roof cladding- Window Glazing: Single and double-glazed windows- Wall Insulation: Thermal insulation value approximately R-2.0 with reflective foil- Roof Insulation: Thermal insulation value approximately R-4.0 with anticon roof blanket- Floor Insulation: Thermal Insulation value approximately R-1.0 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 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 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.