

# 22 Ashton Calvert, Casey, ACT 2913



## Sold House

Thursday, 10 August 2023

22 Ashton Calvert, Casey, ACT 2913

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 574 m2

Type: House



Sebastian Gutierrez  
0422184992

**\$1,260,000**

Create your dream lifestyle living in this charming 4-bedroom residence built around comfort and convenience. Located within the heart of Casey, experience the benefits of living just a short walk away from local shops, walking trails and local schools. Ideal for any growing family, local residents looking to upgrade, or the astute investor seeking an addition to their portfolio, this property is sure to tick all the right boxes and more. Internally, the layout has been expertly designed to cater to your lifestyle and provides plenty of space to spread out in peace and comfort. The multiple living areas allow you the option to create a relaxing environment for day-to-day living, as well as a dining space for hosting guests. The property also offers you a generously sized balcony space for entertaining whilst overlooking the expansive views of the Gungahlin region. Connecting nicely with the living and dining area, the kitchen offers a practical layout to cook all those homemade meals to perfection. The kitchen delivers quality electrolux stainless steel appliances, plenty of cupboard and bench space for easy and simple meal preparation. In addition, the breakfast bar also provides extra bench space and is ideal for meals on the go. Quietly positioned away from the living areas, all 4 bedrooms are well-sized for round year comfort and come complete with sliding wardrobes. The generously sized bathrooms offer you a practical area for everyday usage. The main bedroom is perfectly positioned on level 1, providing you with a segregated space away from the three remaining bedrooms on the ground level. The main bedroom also accommodates a walk-in robe, ensuite with double vanity and second walk-in robe currently used as a study nook. The property offers you a grand lifestyle with multiple outdoor entertaining areas. Options include a large alfresco area with a large vanity and stone bench tops, as well as an externally ducted rangehood for family BBQs. Positioned next to the alfresco, a well sized heated salt water swimming pool for year round usage with family and friends. On the lower part of the backyard, a large green space is provided for a safe and fun area for children to play. In this desirable location you'll be spoilt for choice living amongst a plethora of nearby shopping centres such as the popular Casey shops and Gungahlin town centre. If you have further questions or wish to inspect this stunning home, please feel more than welcome to contact Sebastian Gutierrez on 0422 184 992 or Joshua Gutierrez 0431 674 662. We're more than happy to help you with your journey to find the perfect home. Features include: Well looked after family home (above average building report) Well sized heated salt water swimming pool Balcony area with expansive views 1.9kw solar panels to reduce energy costs Alfresco area with large vanity, stone bench tops and externally ducted rangehood Double glazed windows Multiple living areas Study nook Dining area with expansive views Ducted gas heating and evaporative cooling Electrolux stainless steel kitchen appliances and externally ducted rangehood One piece stone splashback Large main bedroom with two walk in robes and ensuite Generously sized bedrooms with sliding robes Ensuite with double vanity Bathroom with bathtub Full height tiling in bathroom and ensuite Floating vanities in bathroom and ensuite Powder room on level 1 Hardwood flooring in common areas Large laundry room with linen storage Under stair storage Low maintenance garden 2 car automatic garage in internal access Vacant possession (no tenancy agreements) Key figures: Living area: 201m<sup>2</sup> Block size: 574m<sup>2</sup> Rates: \$2,844 p.a (approx.) Land tax: \$4,370 p.a (approx.) (If rented) EER: 5.5