

# 24/15 Andersch Street, Casey, ACT 2913

STONE

## Townhouse For Sale

Thursday, 7 December 2023

24/15 Andersch Street, Casey, ACT 2913

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 109 m2

Type: Townhouse



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**\$559,000+**

Opposite parkland, this outstanding, modern two-bedroom townhouse is the perfect entry-level or investment opportunity. The open-plan living space is bathed in natural sunlight and flows seamlessly through to a private, beautifully landscaped courtyard, providing multiple entertainment options. Both spacious bedrooms feature built-in wardrobes and are serviced by the resort-style bathroom. Located within walking distance to the local convenience store and Medical Centre and only a short drive to the renowned Casey Market town, this townhome offers convenience and an enviable lifestyle.

**Features Overview:-** North facing - Tri-level floorplan- NBN connected- Age: 10 years (built in 2013)- Units plan number: 3976- EER (Energy Efficiency Rating): 6 Stars

**Development Information:-** Number of buildings in development: 46- Strata management: Civium Strata Sizes (Approx)- Internal Living: 76.3 sqm (39.2 sqm upstairs and 37.1 sqm downstairs)- Garage: 32.8 sqm- Total residence: 109.1 sqm

**Prices- Strata Levies:** \$488.29 per quarter- **Rates:** \$385 per quarter- **Land Tax (Investors only):** \$500 per quarter

**Inside:-** Spacious upstairs bedrooms with built-in robes- Bathroom with shower, toilet and vanity- Open-plan living with ample light throughout- North-facing living room- Modern kitchen with quality appliances and breakfast bar- Split systems - Laundry room - Single car garage with remote-controlled roller door and internal access

**Outside:-** Easy to maintain front, north facing courtyard with direct access to the park

**Construction Information:-** Flooring: Concrete slab on ground to the ground floor level. Timber bearer and joists to the upper floor levels- External Walls: Expanded Polystyrene cladding- Roof Framing: Timber: Truss roof framing- Roof Cladding: Colorbond roof cladding- Fascia: Colorbond fascia- Gutters: Colorbond gutters- Window Frames: Aluminium window frames- 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 – 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)

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