

# 24/60 Kingsland Parade, Casey, ACT 2913



## Townhouse For Sale

Thursday, 1 February 2024

24/60 Kingsland Parade, Casey, ACT 2913

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Area: 177 m2**

**Type: Townhouse**



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**\$789,000+**

Situated in a delightful neighbourhood, this three-bedroom townhouse stands out as a genuine treasure, providing a seamless blend of contemporary living and convenience. With a living space of 139m<sup>2</sup> and a charming courtyard spanning 23m<sup>2</sup>, this residence serves as an ideal canvas for crafting your own personal retreat. Upon entering, the open and well-designed floor plan immediately captures your attention, creating an environment tailored to your comfort. This townhouse seems purpose-built to allow you more time for your passions and less for maintenance, offering easy and stress-free living. As you step through the private and thoughtfully designed courtyard on the ground level, you're greeted by a private study area, perfect for creating a distinct space away from the rest of the home, complete with an additional powder room. Ascending the stairs to the first level reveals a generous living/dining and kitchen area, featuring lighter timber floors and luxurious sheer curtains that complement the room's lighter colour palette, allowing natural light to flood the space. The upgraded open-plan kitchen boasts a gas cooktop, oven, dishwasher, 40mm stone benchtops, and ample storage and prep space. The North-facing balcony off the lounge area, accessible through double-glazed glass sliders, captures sunlight throughout the day and is spacious enough for an outdoor setting and BBQ. On the top level, three bedrooms with built-in robes providing ample storage, space and abundant natural light await. Casey offers a friendly community and a dynamic lifestyle. Explore nearby parks, take leisurely walks, or immerse yourself in the lively local scene. Beyond its walls, this townhouse's appeal extends to the convenience of local cafes, shops, and public transport, all just a 2-minute walk away, simplifying your daily errands. Whether you're a first-time homebuyer, investor, or a young couple embarking on your journey together, this townhouse caters to your needs. Seize the opportunity to own a practically brand-new townhouse in Casey—it's the perfect starting point for the next chapter of your life, promising a carefree and modern lifestyle.

**Features:** North Facing Aspect Kingsland Development - Designed by COX architects + Built by Elevated Living Three bed two bath double garage with internal access 40mm waterfall edge kitchen top + custom joinery throughout Study room on the ground floor, separated from the rest of the house Custom LED lighting throughout Upgraded vanities with top mount bowls & taps Wall hung side tables to main bedroom with stone tops Powder room on the ground floor Open plan, living dining lounge with balcony Added joinery to lounge and kitchen Three bedrooms upstairs with ensuite and built-in robes Ducted reverse cycle heating and cooling Double glazed windows Gas cooking European laundry NBN-FTTP Pet friendly Epoxy coated garage floor Double car garage with internal access A short walk away from the Casey Market Town, dining options, ovals and playgrounds

**Essentials:** EER: 6139m<sup>2</sup> of living 37m<sup>2</sup> garage & laundry 33m<sup>2</sup> courtyard & balcony Total: 209m<sup>2</sup> Strata: \$380 per quarter Rates: \$2,082.59 per annum (approx.) Land tax (investors): \$2,567.79 per annum (approx.) Rental estimate: \$680-\$700 per week Age: 18 Months (built in 2022)