

35/68 Dalkin Crescent, Casey, ACT 2913

Townhouse For Sale

Friday, 24 May 2024



35/68 Dalkin Crescent, Casey, ACT 2913

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 99 m2

Type: Townhouse



Anthony McCormack
0425283588



Alex Addison
0478634489

Auction

This sophisticated two-bedroom townhouse in Casey leaves no stone un-turned when it comes to integration of quality, style and functionality. Offering a great practical layout and in a convenient location close to schools, shops and parks, this presents an exceptional lifestyle or investment opportunity. Note: This property is currently tenanted at \$570/week with lease expiring 27/07/24. FEATURES- Modern and contemporary townhouse- Located on the second floor with lift access- Large master bedroom with good sized built-in robe and gorgeous views over Black Mountain- Second bedroom with large built-in robe- Stunning open plan kitchen with large island bench, quality appliances and ample cupboard space- Spacious and open plan living and dining area- Downstairs powder room- Full sized laundry- Reverse cycle air conditioning both upstairs and downstairs- Double glazed windows- Spacious balcony with gorgeous views overlooking Black Mountain and surrounds- Double side-by-side car space and storage cage- Secure complex with private upstairs courtyard - Walking distance to local cafes, shops and parks, schools and public transport links- Situated in the Casey Market Town precinct, providing supermarkets, cafes, hair and beauty salons, a doctors surgery and takeaway outlets- Proximity to main distributors for ease of access to Gungahlin Town Centre (5min), Belconnen Town Centre (15min) and the City (20min) WHAT THE SELLER LOVES ABOUT THE HOME • Simplicity - It's comfortable and spacious in design, allowing one to easily feel at home but also an easy opportunity to personalise the space into your own. • Convenience - Essential items are just within reach, being located alongside Casey Town Market and a quick drive from Gungahlin Town Centre. • Tranquility - Adding to the existing quietness of the general surroundings, the home being located above ground floor with double glazed windows provides an extra level of comfort and privacy. STATISTICS (all figures are approximate) EER: 5.5 Upper Living: 49m² Lower Living: 50m² Balconies: 25m² (total) Construction: 2018 Rates: \$413 per quarter Land Tax: \$509 per quarter (only applicable if not primary residence) Strata Levies: \$848 per quarter (admin + sinking fund) Units in Complex: 35 Rental Range: \$570 - \$600 per week