

46 Whitrod Avenue, Casey, ACT 2913



Sold Townhouse

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Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 85 m2

Type: Townhouse



Steve Lowe  
0261528374



Mac McLean  
0261528374

## Contact agent

Nestled in the heart of Casey, this captivating residence at 46 Whitrod Street offers a unique blend of modern living and breathtaking natural beauty. With picturesque views and a prime location, this property is sure to steal your heart.

**Tri-Level Marvel:** Spanning three levels, this well-designed home boasts a functional floor plan that maximises natural light and living space. The lowest level accommodates the garage and laundry, providing practicality and convenience. On the middle level, you'll find the heart of the home, featuring a spacious kitchen and inviting living areas. These sun-drenched spaces are perfect for family gatherings and entertaining. Step outside to the paved courtyard, offering a charming outdoor retreat with easy access to communal areas within the development.

**A Playground at Your Doorstep:** Situated directly across from an incredible playground, this property is a paradise for families with children.

**Features Overview:** North-facing orientation at the rear  
Tri-level floorplan for flexible living  
Located in Springbank Rise, near popular Casey shops, doctors, and childcare facilities  
NBN connected with FTTP for high-speed connectivity  
Built in 2015  
Impressive Energy Efficiency Rating (EER) of 6 Stars

**Development Information:** Development Name: Quantum26  
buildings within the development  
Strata management: Civium  
Sizes (Approx): Internal Living: 85 sqm (41 sqm on the 1st floor and 44 sqm on the 2nd floor)  
Balcony: 17 sqm  
Single garage: 32.9 sqm + undercover car space: 27 sqm  
Store room: 5 sqm  
Total residence: 122.9 sqm

**Outgoings:** Strata Levies: \$815 pq  
Rates: \$1,988 pa  
Land Tax (Investors only): \$2,549pa (approx)

**Interior Highlights:** Thoughtfully designed three-storey layout with open-plan living  
Plush carpet and stylish tiles throughout  
Spacious main bedroom with a triple-door robe and ensuite  
Generously sized second bedroom with a double robe  
Modern main bathroom for convenience  
Reverse-cycle air conditioning for year-round comfort  
Instantaneous gas hot water system  
Single-car garage with an automatic door and additional storage space  
Undercover car space in front of the garage

**Outdoor Delights:** Enjoy the expansive north-facing balcony  
Relish in the covered communal barbecue area  
Engage in friendly table tennis matches and relax in the pergola area

**Casey Lifestyle:** Casey is highly sought after for its vibrant village lifestyle, featuring local cafes, a pub, a dog park, scenic walking and biking trails, and communal green spaces, including wetlands. It's all while being just a stone's throw away from the bustling Gungahlin town centre and a mere 15 kilometers from the CBD.

Don't miss your chance to make 46 Whitrod Street your forever home. Contact us today to experience the magic of this exceptional property.\* To receive the contract of sale, building report, and additional documents via email within just 10 minutes of your enquiry, please fill out the online request form. Be sure to check both your inbox and junk folder for prompt delivery, available 24/7.