

6 Critchley Street, Casey, ACT 2913

STONE

Sold House

Thursday, 22 February 2024

6 Critchley Street, Casey, ACT 2913

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 465 m2

Type: House



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\$1,050,000

Secure your next home with exquisite finish, fixtures & style. Boasting 250.25 sqm of residence, this classic & functional floor plan will serve the whole family well into the future. Situated on a good-sized block in the incredibly popular Springbank Rise, this home was designed with a tasteful use of light & colour, that sets this home apart. Features Overview:- Across from reserve - North facing- Single-level floorplan, free-standing separate title home- NBN connected with FTTP- 13.2kw system- Age: 11 years (built-in 2013)- EER (Energy Efficiency Rating): 4.0 Stars Sizes:- Internal Living: 193.5 sqm- Alfresco: 16.25 sqm- Porch: 2.9 sqm- Garage: 37.6 sqm- Total residence: 250.25 sqm- Block: 465 sqm Prices:- Rates: \$722 per quarter- Land Tax (Investors only): \$1,190.50 per quarter- Conservative rental estimate (unfurnished): \$920 per week Inside:- Fresh paint and carpet 12 months old - Master suite with walk-in robe and ensuite- Spacious bedrooms all with built-in robes- Main bathroom with full-sized bath and separate toilet- Open-plan living with ample natural light throughout - Formal living room perfect for relaxing with the family or makes the perfect 5th bedroom- Modern kitchen with ample storage and bench space- Quality 900mm Blanco appliances- Island bench - Large laundry room with external access- Ducted reverse cycle heating and cooling - Double-car garage with internal access Outside:- Spacious alfresco perfect for entertaining or relaxing- Stunningly landscaped gardens make the home feel like an oasis Construction Information: - Flooring: Concrete slab on ground- External Walls: Brick veneer- Roof Framing: Timber: Truss roof framing- Roof Cladding: Concrete roof tiles- Window Glazing: Single glazed windows- Wall Insulation: Thermal insulation value approximately R-2.0- Roof Insulation: Thermal insulation value approximately R-3.5 with reflective foil 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 Disclaimer: The material and information contained within this marketing is for general information purposes only. Stone Gungahlin does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.