

60/60 Kingsland Parade, Casey, ACT 2913

STONE

Townhouse For Sale

Wednesday, 7 February 2024

60/60 Kingsland Parade, Casey, ACT 2913

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Townhouse



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\$449,000+

This is the one-bedroom oasis you have been dreaming of! From the moment you walk in you will be impressed by all the touches that make this quaint abode home. The property boasts stunning hybrid flooring, expertly crafted cabinetry, and access to your own low-maintenance courtyard, all within walking distance to the Casey Market Town. The main bedroom is just a delight with high quality flooring, high ceilings and a built in wardrobe. Whilst the main bathroom is spacious and there is clever use of space for the laundry with an included washing machine. Features Overview:- East facing- Single level floorplan- Located a short walk from Casey Market Town and short drive into Gungahlin Town Centre for shops, restaurants, cafes, transport, schools and other local amenities- NBN connected with Fibre to the Premises (FTTP)- Age: 2 years (Built in 2022)- EER (Energy Efficiency Rating): 6.0 Stars Sizes (Approx.):- Internal: 52.64 sqm- Carport: 17.56 sqm- Patio: 3.6 sqm- Total residence: 73.8 sqm Prices:- Strata levies/Community title: \$202.30 per quarter- Rates: \$324 per quarter- Land Tax (Investors only): \$522.73 per quarter- Conservative rental estimate (unfurnished): \$440-\$460 per week- Currently on a fixed term lease Inside:- Open kitchen design with ample storage and quality inclusions- 40ml stone benchtops to kitchen, soft close cabinetry - Living area with tall windows for plenty of natural light- Double glazed windows throughout- Hybrid flooring throughout kitchen and living area- Large master bedroom and main bathroom- High ceilings throughout- Split system installed in master bedroom and living room- Crimsafe door- Washing machine and dishwasher included Outside:- Private courtyard seamlessly flows from living area- Internal access from single undercover car port, video doorbell- Approval from body corporate for garage door to be installed- Approval from body corporate for 3 pets per dwelling- Approval from body corporate for solar panels- Corner townhouse- Ample visitor parking available 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. If you would like a viewing outside of these times please email us at: jessdoolan@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 disclaims 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.