

61 John Crawford Crescent, Casey, ACT 2913

House For Sale

Thursday, 14 March 2024

STONE

61 John Crawford Crescent, Casey, ACT 2913

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 329 m2

Type: House



Jess Doolan
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Alex Ford
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Auction 13/04/2024 at 3:00pm

Property to be auctioned onsite 13/04/2024 at 3:00pm with offers welcome prior. Step into the epitome of perfect suburban living with this immaculate 3-bedroom residence situated in Northern Canberra. This home boasts a seamless and practical layout that flows effortlessly from your multiple living areas into the quieter bedroom spaces and plentiful facilities, designed for ease of living and accessibility. As you enter, you're greeted by the inviting ambiance of the well-lit living room. Along with the meals space, there is an abundance of North-facing windows in your shared areas which maximize space and natural light, creating an airy and welcoming atmosphere throughout. The heart of the home lies in its spacious and well-appointed kitchen, featuring a U-shaped layout that caters to both functionality and aesthetics, perfect for catering to every occasion. Adjacent to the kitchen, a north-facing meals area is fixed against the sliding doors leading to your backyard, providing a delightful spot for family gatherings and everyday dining experiences. Outside, comfortable outdoor living awaits, with an easy-care backyard with paved area perfect for entertainment. The yard also enjoys grass space front and back. As a resident of Casey, enjoy the quick drive into Casey Marketplace and its surrounding outdoor activities for shops, restaurants, walking paths, transport and other amenities. From location to interior builds, this single-storey abode provides an excellent blend of comfort, convenience, and charm that the vibrant region of Casey has to offer.

Features Overview:- East facing- Split level floorplan- Located near Casey Marketplace for shops, restaurants, transport, walking paths and other amenities- NBN connected with Fibre to the Node (FTTN)- Age: 14 years (built in 2010)- EER (Energy Efficiency Rating): 4.0 Stars Sizes (Approx.)- Internal Living: 139.91 sqm- Garage: 18.25 sqm- Total residence: 158.16 sqm- Block: 329 sqm

Prices:- Rates: \$799.85 per quarter- Land Tax (Investors only): \$1,365.84 per quarter

Inside:- Multiple, East-facing living areas for plenty of natural light throughout the day- Separate living room at entry with stunning high ceilings- Open plan kitchen layout with quality appliances and bench space- Meals area seamlessly flows to backyard- Ensuite and walk-in wardrobe to master bedroom- Main bathroom with separate bath and shower- Laundry room leading outdoors with ample linen storage

Outside:- Adjacent to playground and reserve- Water tank- Side gate to north of residence- Spacious outdoor area

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-4.0

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 an inspection outside of these times please email us at: jessdoolan@stonerealestate.com.au.

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