

88/60 Kingsland Parade, Casey, ACT 2913

Townhouse For Sale

Saturday, 9 December 2023

STONE

88/60 Kingsland Parade, Casey, ACT 2913

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 98 m2

Type: Townhouse



Jess Smith
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Shaye Davies
0459140665

\$599,000+

This stylish two-storey townhouse is certain to appeal to first-home buyers and savvy investors seeking the lifestyle benefits or rental investment potential provided by its location. It offers a functional floorplan finished with modern neutral tones and an exacting standard. Other features include two reverse-cycle air conditioners (one on each level), a low-maintenance courtyard and a single garage with internal access. Enhanced by stunning natural surroundings and the benefits of proximity to the popular Casey Market Town, plus the convenience of its position within a short drive of the burgeoning Gungahlin Town Centre. Features Overview:- North-facing - Two-level floorplan- NBN connected with FTTP- Age: 1 years (built in 2022)- Units plan number: 15466- EER (Energy Efficiency Rating): 6 Stars Development Information:- Name of development: Kingsland- Number of units in development: 105- Strata management: LJ Hooker Strata Sizes (Approx)- Internal Living: 78 sqm (44.0 sqm upstairs and 34.0 sqm downstairs)- Front Courtyard: 17.59 sqm- Porch: 1 sqm- Garage: 19.0 sqm- Total residence: 98 sqm Prices- Strata Levies: \$311.18 per quarter- Rates: \$377 per quarter- Land Tax (Investors only): \$485.75 per quarter- Conservative rental estimate (unfurnished): \$570 - \$590 per week Inside:- Master suite with ensuite and built-in robe- Spacious 2nd bedroom with walk-in robe- Modern main bathroom with spacious shower and stylish finishes- Open-plan living- North-facing living area with ample natural light- Modern kitchen with ample storage space- Quality appliances- Breakfast bar- Over-sized European laundry under the stairs - Split systems installed - Instantaneous gas hot water- Single-car garage with internal access and ample storage space Outside:- North-facing courtyard with clothesline- Easy to maintain lifestyle- Well-maintained complex Construction Information- Flooring: Concrete slab on ground to the ground floor level. Timber bearer and joists to the upper floor level- External Walls: Brick veneer and colorbond cladding- Roof Framing: Brick veneer and colorbond cladding- Roof Cladding: Timber: Truss roof framing- Fascia: Colorbond Fascia- Gutters: Colorbond Gutters- Window Frames: Aluminium improved window frames- Window Glazing: Double glazed windows 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. 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.