

30 Critchley Street, Casey, ACT, 2913

CARTER + CO

House For Sale

Friday, 20 September 2024

30 Critchley Street, Casey, ACT, 2913

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House

Expansive family comfort on Critchley - 4 Bedrooms - 3 Bathrooms - 340 m² house

The Features You Want To Know.

- + Spacious single level four bedroom home with expansive living areas
- + Modern Kitchen with ample storage, island bench, and butlers pantry
- + Kitchen fitted with Italian-made Modena 900mm oven, 900mm Westinghouse electric cooktop
- + Open plan living and dining area, with built-in theatre speakers to living
- + Lopi natural gas fireplace located in family room
- + Aussievac ducted vacuum system
- + Tiled floors on slab with in-slab heating
- + LED lighting throughout the home
- + Master bedroom with walk-in robe and ensuite
- + Remaining three bedrooms with built-in robe, separate study with the option of a fifth bedroom
- + All rooms feature, 3x double power points, Ethernet point and TV antenna
- + In built ceiling speaker system throughout with 4 Multi zone and wireless play
- + Custom-built 1800mm long bath
- + Zoned Mitsubishi electric reverse cycle air conditioning.
- + Separate Landry with external access and ample storage
- + Open brick fireplace in alfresco
- + Established Low maintenance gardens
- + CCTV security cameras with audio
- + Alarm system PIR throughout the house.
- + 6.5kw Solar array system
- + Expansive two-car garage with external access, oversized 2400mm height garage door and 3.2m height ceilings
- + 25 m² storage loft with pull-down stairs and electric winch

The Location.

- + 4 Minutes to Casey Market Town
- + 4 Minutes to St. John Paul II College
- + 5 Minutes to Gold Creek High School
- + 9 Minutes to Gungahlin Marketplace
- + 17 Minutes to Calvary Bruce Private Hospital
- + 23 Minutes to Canberra Centre

Why You Want To Live Here.

Situated on the serene street of Critchley in Casey, this exceptional single-level four-bedroom home offers the perfect blend of modern design and luxurious comfort. With expansive living areas and a thoughtful floor plan, this residence is ideal for families seeking space, style, and convenience.

The heart of the home is the grand open-plan living and dining area, featuring built-in theatre speakers and a cozy natural gas fireplace, perfect for entertaining or relaxing evenings. The impressive modern kitchen, boasts ample storage, an island bench, and a practical butler's pantry. Equipped with high-end Italian-made Modena 900mm oven and 900mm Westinghouse electric cooktop, this kitchen is a chef's dream.

The home is designed for comfort and ease with tiled floors on a heated slab, providing warmth during cooler months, and LED lighting throughout. The Aussievac ducted vacuum system adds an extra layer of convenience, making cleaning a

breeze.

The master bedroom is a private sanctuary, complete with a walk-in robe and a sleek ensuite. The remaining bedrooms are all spacious, each with built-in robes, take advantage of the rumpus room which can easily be transformed into a fifth bedroom or another living space. All rooms are thoughtfully equipped with multiple power points, Ethernet connections, and TV antennas for modern living.

Step outside to the alfresco area, perfect for year-round entertaining. It features an Alfresco with a natural gas connection, making it an ideal spot for family gatherings. The low-maintenance, established gardens provide a tranquil setting without the need for constant upkeep.

Car enthusiasts or those in need of extra storage will appreciate the expansive two-car garage with external access, an oversized 2400mm height garage door, and 3.2m height ceilings. For even more storage, there's a 25m² loft with pull-down stairs and an electric winch, perfect for stowing away larger items.

This stunning home offers everything you could want for modern living, from high-end finishes to thoughtful features throughout. Located in a prime area, it's a rare opportunity to own a home that perfectly balances style, space, and practicality.

The stats you need to know!

- + Block: 5
- + Section: 70
- + EER: 5 stars
- + Internal Living: 245 m² (approx.)
- + Garage: 47 m² (approx.)
- + Alfresco: 23 m² (approx.)
- + Land Size: 533 m² (approx.)
- + Rates: \$3,024 per annum (approx.)
- + Land Tax: \$5,080 per annum (approx.) *only payable if rented
- + Heating and cooling: Ducted heating and cooling
- + Rental Appraisal: \$870-\$890 Per Week