

83 Greg Urwin Circuit, Casey, ACT 2913

Townhouse For Sale

Sunday, 23 June 2024



83 Greg Urwin Circuit, Casey, ACT 2913

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 214 m2

Type: Townhouse



Lisa Harper

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Auction 13/07/2024

Spacious in design, this 4-bedroom townhouse offers over 171m² of dedicated living space, complemented by a north-facing aspect in a quiet and convenient locale where you and your family will feel right at home. Thoughtfully designed, this home features 2 living areas, a study nook, and an open-plan kitchen and dining area. The modern kitchen boasts stone benchtops, a walk-in pantry, stainless steel appliances, plumbing for a fridge, and a large freestanding cooker with a gas cooktop and electric oven. The oversized main bedroom includes a double vanity ensuite and built-in robes, while bedrooms 2 and 3 on the upper floor are spacious and complemented by built-in robes. The second bathroom features both a shower and a bath, and bedroom 4 on the lower floor has a built-in robe and access to the third bathroom, which is perfect for guests. Comfort is assured with split reverse cycle air-conditioning and instantaneous gas hot water throughout. The large double garage provides ample storage and parking space with internal and rear access. Situated in the popular suburb of Casey, this property offers all the conveniences you need, including proximity to schools, transport, and Casey Marketplace. It's the perfect place for your family to call home, offering both space and a low-maintenance lifestyle in a prime suburban locale.

The Perks.

- North-facing aspect
- Light-filled living space, study nook, and an additional rumpus for the kids upstairs
- Open plan kitchen and dining space that flows out to the courtyard
- Modern kitchen design with stone benchtops, walk-in pantry, and stainless-steel appliances and plumbing for fridge
- Large freestanding cooker with gas cooktop and electric oven
- Oversized main bedroom with double vanity ensuite and mirrored built-in robes
- Bedrooms 2 & 3 on the upper floor are spacious and come with built-in robes
- Bathroom 2 with separate shower and bath
- Bedroom 4 on the lower floor complete with built-in robe
- Bathroom 3 on the lower floor perfect for guests
- Split reverse cycle air-conditioning to living, dining, and all bedrooms
- Instantaneous gas hot water
- Large double garage
- Rear & front courtyards
- Low maintenance gardens
- Close to schools, transport, and Casey Marketplace

The Numbers.

- Block: 250m²
- Build: 2015
- Lower living: 89.25m²
- Upper living: 82.32m²
- Total living: 171.57m²
- Garage: 43.06m²
- Total residence: 214.63m²
- EER: 6 stars
- UV: \$399,000 (2023)
- Rates: \$2,392 p.a approx.
- Land Tax: \$3,606 p.a approx.
- Community Title fee: \$1,003.72 p.a approx.
- Rental Estimate: \$750 - \$800 per week