



## Casey, 2/162 Overall Avenue

### Modern and Convenient

Ideally situated in an ultra-convenient position within walking distance to Casey Market Town, is this immaculate two bedroom ensuite townhouse with an attached single garage.

As you pass through the private front courtyard, you will appreciate the floorplan that maximises light and space with the open plan living and meals area overlooked by the functional kitchen. Equipped with stone benchtops, plenty of storage and quality stainless steel appliances including a four-burner gas cooktop, dishwasher and electric oven.

Both bedrooms are situated on the upper level, the main bedroom includes built-in robes, ensuite and a wall mounted split system air conditioner, while bedroom two is equipped with a built-in robe and serviced by the main bathroom.



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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#### For Lease

Please Call

#### View

[ljhooker.com.au/2AH6FHK](http://ljhooker.com.au/2AH6FHK)

#### Contact

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EER ★★★★★★

**LJ Hooker Canberra City**  
**(02) 6249 7700**

Adding value to this impressive townhouse is the European laundry positioned under the stairs, a split system to the living space and a single car garage.

Features includes:

- Ensuite townhouse
- Built-in robes
- Double-glazed windows
- Open plan living area with split system
- Stone benchtops
- Gas Cooking

No current EER

This property does not comply with the minimum ceiling insulation standards.

#### Suburb Snapshot

Tucked away in Gungahlin, Casey is a newer suburb, with convenient local amenities and stunning natural surrounds. Casey Market Town is a central hub for activity in the area, and locals keep well fed and hydrated at family-friendly neighbourhood pub Casey Jones. It's an ideal spot for if you want a bit of breathing space, with a wide range of modern houses and townhouses on offer.

The suburb draws its place names from notable Australian diplomats, public servants and administrators. Former Lieutenant-Governor of South Australia Walter Crocker and Sir John Overall, the former head of the National Capital Development Commission are honoured by place names in Casey.

#### Disclaimer:

Please note that while all care has been taken regarding general information and marketing information compiled for this rental advertisement, LJ HOOKER CANBERRA CITY does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. We encourage prospective tenants to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.

#### PETS:

Please be aware that at all stages of tenancy this property requires consent to be sought from the lessor for the keeping of any pets at the premises. Consent must be provided before any pets are at the premises.

#### RENTING BOOK:

A copy of The Renting Book can be found at: <https://justice.act.gov.au/renting-book>



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## More About this Property

<b>Property ID</b>	2AH6FHK
<b>Property Type</b>	Townhouse
<b>Including</b>	Air Conditioning Courtyard Dishwasher Built-in-Robes

### Chenice Jordan

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