



Casey, 12 Alice Clarke Street

The perfect family home; just waiting for you!

Auction Location: Coco Republic —Canberra Centre

Auction | 25th September 5:30pm.

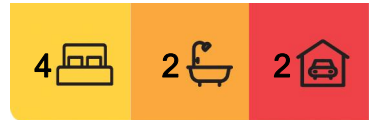
Coco Republic - Canberra City.

Positioned just a short walk from the Casey Market Town and close to everything your family could ever want or need for easy living in the Gungahlin Town Center, this light fresh home is well worth an inspection in person.

The design offers the family two separate living spaces, with a generous formal living area to the front of the home and dining and family room to the rear adjacent to the recently renovated kitchen. Family gatherings will be so easy with the flow from indoors to the outdoors and in particular, the impressive enclosed rear deck; the sellers have loved this spot to gather with family and friends.



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.



Auction
Wed 25th Sep @ 5:30PM

View
Sat 21st Sep @ 12:00PM - 12:30PM

Contact
Kaylene King
0409 574 178
kaylene.king@ljhcanberracity.com.au

EER ★★★★★

LJ Hooker Canberra City
(02) 6249 7700

The location allows you to leave the car at home and make the most of living locally; with the Casey Market Town very close by for your shopping needs and enjoy a meal out with that extra drink if you like, because walking home is super easy.

The Gungahlin Town Centre is just a few minutes away and will spoil the family with a huge amount of shopping, business and lifestyle choices.

The owners are keen sellers; will you be the lucky family to have your next chapter in this great location!

I look forward to meeting you at an open home, or please give me a call to register your interest.

Property Features;

- Two segregated living spaces
- Full kitchen renovation approximately 2 years ago
- Bathrooms are light & fresh
- Enclosed rear deck with outdoor kitchen; the owners have loved this spot for entertaining
- Ceiling fans to living spaces & 2 of the bedrooms
- Ducted reverse cycle air conditioning (less than 2years old)
- Ducted vacuum
- Double garage with internal access + shade sail cover to the front
- Data points throughout
- NBN fibre to the home
- Cat6 wired
- Solar electric storage; 26 panels
- 2000Lt Water tank
- Secure back yard with raised garden beds
- Constructed; 2011
- House size; 167.23sqm + 37.57sqm Garage
- Block; 449 sqm

More About this Property

Property ID	2BPFFHK
Property Type	House
EER	5.5
Including	Ensuite Toilets (2)

Kaylene King 0409 574 178

ACT Licensed Agent, Senior Sales Consultant |
kaylene.king@ljhcanberracity.com.au

LJ Hooker Canberra City (02) 6249 7700

1st Floor, 182 - 200 City Walk, CANBERRA CITY ACT 2601
canberracity.ljhooker.com.au | canberracity@ljhooker.com.au



LJ Hooker Canberra City
(02) 6249 7700

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.



THIS FLOORPLAN IS INDICATIVE ONLY. DIMENSIONS ARE APPROXIMATE. ALL INFORMATION CONTAINED IS GATHERED FROM SOURCES WE BELIEVE TO BE RELIABLE. WE CANNOT GUARANTEE ITS ACCURACY AND INTERESTED PARTIES SHOULD RELY ON THEIR OWN ENQUIRIES.

LJ Hooker Canberra City

12 Alice Clarke Street Casey

LJ Hooker

LJ Hooker Canberra City
(02) 6249 7700

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.