



12 Cooley Crescent, Casey

Captivating Comfort on Cooley

Positioned in one of Gungahlin's most desirable family-friendly pockets, 12 Cooley Crescent combines space, flexibility and effortless modern living.

Set on a generous 682m² block with 219m² of internal living, the home enjoys a peaceful position opposite a nature strip, framed by established low-maintenance gardens that create a sense of privacy and tranquillity.

Designed for growing families, the flexible floorplan features three spacious bedrooms with walk-in robes, plus a versatile fourth bedroom or rumpus downstairs ideal for teenagers, guests, a home office or second living area.

At the heart of the home, the open plan living and dining area connects seamlessly to a stylish kitchen featuring stone benchtops, premium Miele appliances and sleek downlighting throughout.

Flowing effortlessly outdoors, the covered alfresco and expansive eco-deck create the perfect setting for entertaining or relaxing year-round amongst landscaped gardens.

A striking timber staircase adds warmth and character, while the

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FOR SALE

Offers over \$1,279,000

VIEW

By Appointment

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

oversized master suite is privately positioned on its own level, complete with generous built in and walk in storage, and a modern well-equipped ensuite. The remaining bedrooms are thoughtfully segregated and serviced by a neutral and generously proportioned main bathroom with a bath.

Practicality is a standout, with a garage, covered carport and additional off-street parking providing excellent flexibility for families with multiple vehicles or visitors.

Additional highlights include a 5kW solar system with 10kW battery for improved energy efficiency and reduced running costs.

Climate control during the cooler months is catered for with underfloor heating spanning the mid-level, and several wall radiators throughout the home.

Conveniently located moments from Casey Town Centre, cafés, schools and Gungahlin Town Centre, this impressive home delivers the ideal balance of lifestyle, comfort and convenience.

Features:

- 3 Bedrooms with walk in robes + multi-purpose room
- Oversized open plan kitchen and living
- 2.7m ceilings
- Crimsafe flyscreens to all external entrances
- Designer European appliances and gas cooking
- Commanding master suite with walk in robe and generous ensuite
- Large garage and storage
- additional covered off-street parking
- 5W Solar system with 10kW battery installation
- Underfloor heating
- Evaporative Cooling
- Radiator Heating
- Landscaped, established low maintenance gardens
- Elevated position in Springbank Rise
- Commanding 219m2 land holding
- B2B Security system with remote access

Figures:

- Block size: 682m2 approx.
- Living size: 219m2 approx.
- UV: \$665,000 (2025)
- Rates: \$969pq approx.
- EER: 5

MORE DETAILS

Property ID	36FPGCY
Property Type	House
EER	5

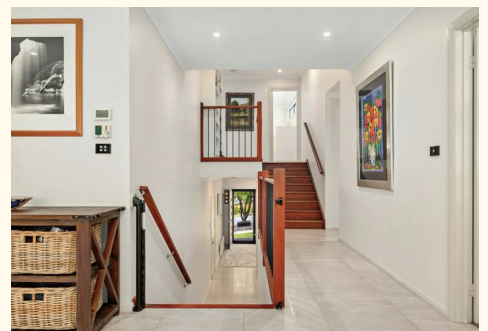
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Ground Floor



First Floor

The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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