



12 Cooley Crescent, Casey

Flexible Family Living in a Leafy Casey Setting

OFFERS ACCOMPANIED WITH A SECTION 17 ARE WELCOME

Auction 11th April 2026 at 12.30pm

Positioned in one of Gungahlin's most vibrant and family-friendly suburbs, 12 Cooley Crescent offers flexible living, leafy surrounds and the kind of easy lifestyle so many buyers are seeking. Sitting on 682m² with 219m² living, this commanding home sure to impress from the street, and only will continue to impress past the front door.

Set in a quiet street with a nature strip opposite, the home enjoys a peaceful, green outlook that enhances the sense of space and privacy. Established gardens frame the property beautifully, while the low-maintenance design ensures more time is spent enjoying your home rather than working on it.

Designed with families in mind, the flexible floorplan offers three dedicated bedrooms, each with walk in robes. Plus a versatile fourth bedroom or rumpus room downstairs, ideal as a teenagers' retreat, guest accommodation, home office or second living space. It's a

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FOR SALE
\$1,299,000+

VIEW
Sat 4th Apr @ 10:20AM - 10:50AM

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 **LJ Hooker**

layout that adapts as your family grows and evolves.

At the heart of the home, the open plan living and dining area is overlooked by the modern kitchen, creating the perfect environment to cook, connect and discuss the day. Stone benchtops, a Miele gas stove and dishwasher combine style with practicality, while downlights throughout add a contemporary touch.

Seamless flow from the main living area leads to the covered alfresco, a generous, low-maintenance eco-deck complete with downlights. It's a wonderful setting for gathering with family and friends year-round, with established, landscaped gardens adding warmth and privacy to the space.

A quality timber staircase guides you through the home's levels, adding character and craftsmanship. In the middle, the oversized main bedroom provides a peaceful retreat with ample storage and a spacious, contemporary ensuite. Further upstairs, the remaining two bedrooms are thoughtfully segregated, offering privacy from the master suite and sharing a neutral main bathroom complete with bath.

Adding further practicality, the home offers two additional side car spaces, a covered carport for one vehicle plus off-street parking for another. This is perfect for growing families, visiting friends, or the guests of the teenagers in your life.

Additional features include 5kW of solar with a 10kW battery for improved energy efficiency and ongoing saving with battery system and an oversized garage, perfect for storage needs or adding in a workshop.

Only moments away from serious amenity with Casey town centre with Supabarn, Aldi and several dining establishments at your doorstep, and a short drive to both Gungahlin and the City centres, rest assured that transport is a breeze for both work and play.

Combining flexibility, functionality, and a leafy setting in a welcoming, community-minded suburb, 12 Cooley Crescent presents an outstanding opportunity to secure a home that truly supports modern family living.

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
- 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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