






15 Beanland Street, Casey

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Elevated Living with Sunrise Views and Flexible Family Spaces

FOR SALE
By Negotiation

VIEW
Sat 9th May @ 1:15PM - 1:45PM

AGENTS
Virginia Stoker
0434 610 698
virginia.stoker@ljhooker.com.au

AGENCY
LJ Hooker Gungahlin
(02) 6213 3999

Set within a quiet, established enclave surrounded with beautiful autumn colour, leafy streetscapes, and elevated outlooks, this residence offers a lifestyle defined by calm, connection, and everyday convenience. Surrounded by nature walks, bushland reserves, schools, shops, and transport links, it is an address perfectly suited to family living.

Designed with an emphasis on natural light, flow, and practical zoning, the home unfolds across a spacious and intuitive layout. Expansive windows frame sweeping outlooks towards Mt Majura and Mt Goorooyaroo, while segregated living areas provide flexibility for growing families and multigenerational living alike.

The formal lounge is a standout space, ideal for enjoying a quiet morning coffee while watching the sun rise, while the family room creates a warm and inviting retreat throughout winter. Generously sized bedrooms provide comfort and privacy, while the self contained rumpus with kitchenette and shower offers excellent flexibility for guests, working from home, or additional living or a pool room.

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.

 **LJ Hooker**

At the centre of the home, the kitchen connects seamlessly with the living and dining areas, featuring ample bench space, practical storage, and easy interaction with the entertaining zones.

Outdoors, a covered timber deck extends directly from the interior, creating a natural transition to alfresco living and entertaining. Established gardens, a low maintenance rear yard, and a striking stone retaining wall combine to create a private and peaceful outdoor setting.

Practicality is equally well considered, with an oversized garage and extensive under house and under stair storage adding exceptional everyday functionality.

Lovingly enjoyed as a family home, this residence is now ready for a new chapter.

AT A GLANCE

- Quiet, established setting with elevated district outlooks
- Views towards Mt Majura and Mt Goorooyarroo
- Close to schools, shops, bush walks, and nature reserves
- Friendly neighbourhood with a strong sense of community
- Spacious segregated living areas filled with natural light
- Formal lounge with beautiful sunrise outlooks
- Sun soaked family room ideal for winter living
- Segregated main bedroom with walk in robe, ensuite, and ceiling fan
- Built in robes to additional bedrooms
- Self contained rumpus with kitchenette and shower ideal for guests, work, or multigenerational living
- Contemporary neutral kitchen with ample storage and bench space
- Gas cooktop
- Reverse cycle ducted heating and cooling throughout
- Hybrid flooring to living areas
- Covered timber entertaining deck with straight drop awning
- Low maintenance rear yard with established gardens
- Striking stone retaining wall adding privacy and character
- Oversized garage with extensive under stair and under house storage
- Solar panels
- Seamless indoor and outdoor living zones

THE NUMBERS

Land size: 530sqm approx.

Total living: 223.2sqm approx.

Garage: 49.8sqm approx.

EER: 5.0

Built: 2013

Rental appraisal: \$800 - \$830 per week

Rates: \$3,215 p.a (approx.)

Land Tax: \$5,795 p.a (approx. only applicable if rented)

UV (2025): \$502,000



MORE DETAILS

Property ID 36UMGCY
Property Type House
EER 5

Virginia Stoker 0434 610 698

Licensed Agent ACT/NSW | virginia.stoker@ljhooker.com.au

LJ Hooker Gungahlin (02) 6213 3999

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Lower Level



Ground 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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