



24 Renouf Street, Casey

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## A Beautifully Maintained Home in a Welcoming Casey Street

Designed with intention and built to endure, this beautifully presented residence offers relaxed, low maintenance living in one of Gungahlin's most welcoming and family focused neighbourhoods.

Held by the one family since new, the home has been lovingly maintained and remains in wonderful condition, a reflection of quality craftsmanship and a home that has been genuinely cared for.

At its centre, light filled open plan living brings people together. Lounge, dining and family spaces flow effortlessly, anchored by a gas fireplace that adds warmth and atmosphere through the cooler months. Large windows and energy efficient glazing invite natural light and enhance comfort year-round, complemented by ducted heating and evaporative cooling.

The kitchen is calm and contemporary, finished in soft whites with generous storage, stainless steel appliances, dishwasher and pendant lighting.

Accommodation is generous yet considered. The main bedroom feels like a retreat, complete with large walk-in robe and a spacious ensuite

### AUCTION

Sat 28th Feb @ 10:00AM

### VIEW

Sun 22nd Feb @ 10:45AM - 11:15AM

### AGENTS

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### AGENCY

LJ Hooker Gungahlin  
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with double vanity. Three further bedrooms, including a large fourth, offer flexibility for growing families, guests or working from home. The main bathroom includes a bath and separate toilet for everyday ease.

Outside, a covered alfresco extends to a low maintenance Eco deck, softened by a shade sail, ideal for slow mornings with coffee or relaxed evenings with friends. The secure garden is fully irrigated with established hedging, magnolias and productive plantings, including a lemon tree, crab apple and raspberries, supported by a 2000L water tank and garden shed.

Set within a friendly, tightly held street, this home enjoys a wonderful position in Casey, close to local shops and cafes, leafy parks, walking trails and a strong sense of community.

A home defined by warmth, balance and thoughtful design, ready to be lived in and loved from day one.

#### AT A GLANCE:

- One owner since new
- Open plan lounge, dining and family living
- Gas fireplace to living area
- Ducted heating & evaporative cooling
- Neutral white kitchen with ample storage
- Stainless steel appliances & dishwasher
- Contemporary pendant lighting
- Master suite with large walk-in robe
- Ensuite with double vanity
- Three additional bedrooms, large fourth bedroom
- Main bathroom with bath & separate toilet
- Excellent storage throughout
- Covered alfresco area
- Low-maintenance Eco-deck with shade sail
- Secure rear yard
- Established hedges and gardens
- Magnolia trees, lemon tree, crab apple & raspberries
- 2000L water tank & garden shed
- Friendly, tightly held street
- Sought after Casey location close to parks and shops
- Just minutes from Casey Market Town (restaurants, Casey Jones pub, supermarkets, gym, etc.)
- Close to Gold Creek Senior School and St John Paul II College.
- Quick 12-minute drive to Gungahlin Town Centre and 25 minutes to Canberra City.

#### THE NUMBERS (all approximate):

- Internal living: 184m<sup>2</sup>
- Land size: 486 m<sup>2</sup>
- Built: 2010
- Rates: \$845/qtr
- EER: 5 stars

EER  

## MORE DETAILS

Property ID	36B6GCY
Property Type	House
Land Area	487 m2
EER	5
Including	Ducted Cooling Ducted Heating



**Virginia Stoker 0434 610 698**

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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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 **LJ Hooker**