



34 Rockwood Street, Casey

## A Smart Choice for First Home Buyers and Downsizers in Casey

A home that strips away unnecessary complexity and focuses on what actually matters, this is a separate-title residence designed for ease, comfort and long-term liveability. Positioned within the established suburb of Casey, it delivers a calm residential setting paired with the everyday convenience Gungahlin is known for.

Internally, the layout is purposeful and efficient, with living and dining spaces forming a natural central hub that connects seamlessly to the rest of the home. Natural light plays throughout the interiors, softening the space and creating an immediate sense of comfort without effort. Every element has been considered to support a low-maintenance lifestyle that still feels refined and complete.

The kitchen sits at the heart of the home, designed for practicality and everyday use, with quality inclusions and functional workspace that make daily living straightforward. Bedrooms are well separated from the main living zones, offering privacy and a sense of retreat that suits both downsizers and first home buyers alike.

Outdoors, the focus remains on usability rather than upkeep, allowing you to enjoy the space without being burdened by maintenance. It's a

2 2 1

**FOR SALE**  
\$679,000+

**VIEW**  
Mon 25th May @ 5:15PM - 5:45PM

**AGENTS**  
Troy Thompson  
0408 694 917  
troy.thompson@ljhooker.com.au

Katrina Burgers  
0492 471 854  
kburgers@ljhgungahlin.com.au

**AGENCY**  
LJ Hooker Gungahlin  
(02) 6213 3999

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Interested parties must rely solely on their own enquiries.

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layout that works with your lifestyle, not against it.

For first home buyers, it represents a confident entry into a tightly held pocket of Casey with strong long-term appeal. For downsizers, it offers the rare balance of simplicity without sacrifice, where comfort, space and practicality remain intact.

Why this property captivates:

- Positioned within the established suburb of Casey, offering a quiet residential setting with strong everyday convenience
- Functional floorplan designed to prioritise usability, flow and low-maintenance living
- Open-plan living and dining zone forming a central hub that connects the home seamlessly
- Kitchen positioned for practicality with a gas cooktop, quality inclusions and efficient workspace for daily use
- Master bedroom complete with ensuite featuring a Japanese-style toilet for enhanced comfort and modern convenience
- Additional study providing a dedicated space for work, reading or flexible use
- Well-separated bedrooms offering privacy and separation from the main living areas
- Natural light throughout the interiors enhancing comfort and liveability
- Practical layout suited to both first home buyers and downsizers seeking simplicity without compromise
- maintenance outdoor space designed for easy enjoyment rather than ongoing upkeep
- Strong connectivity to Gungahlin Town Centre, local schools, parks and essential amenities
- Easy access to major arterial roads supporting efficient travel across Canberra
- A balanced home offering comfort, practicality and long-term appeal in a high-demand location

Proximity to Amenities:

- " Within 2 minutes' drive to Casey Market Town offering supermarkets, cafés, dining and everyday essentials
- " Within 3 minutes' drive to Gold Creek Village featuring cafés, restaurants and boutique retail options
- Within 4 minutes' drive to Gungahlin Town Centre providing major shopping, dining, entertainment and services
- Within 5 minutes' drive to Yerrabi Pond District Park with walking tracks, playgrounds and recreational spaces
- Within 6 minutes' drive to local primary and secondary schooling options across Casey and surrounding suburbs
- Within 7 minutes' drive to Gungahlin Leisure Centre and surrounding sporting facilities
- Within 8 minutes' drive to Gungahlin Place light rail terminal with direct connection to Canberra CBD
- Within 20 minutes' drive to Canberra CBD for employment, dining and entertainment
- Within 25 minutes' drive to Canberra Airport for domestic and international travel

EER: 6

Rates: \$2775.00 p.a approx.

EER 

## MORE DETAILS

Property ID	36WMGCY
Property Type	House
House Size	105 m2
Land Area	212 m2
EER	6
Including	Study Air Conditioning

### **Troy Thompson 0408 694 917**

Director / Licensed Agent ACT/NSW |

[troy.thompson@ljhooker.com.au](mailto:troy.thompson@ljhooker.com.au)

### **Katrina Burgers 0492 471 854**

Registered Agent ACT | NSW | [kburgers@ljhgungahlin.com.au](mailto:kburgers@ljhgungahlin.com.au)

### **LJ Hooker Gungahlin (02) 6213 3999**

Suite 2C, Level 1, Gungahlin Village, 46-50 Hibberson Street,  
GUNGAHLIN ACT 2912

[gungahlin.ljhooker.com.au](http://gungahlin.ljhooker.com.au) | [gungahlin@ljhooker.com.au](mailto:gungahlin@ljhooker.com.au)





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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