



## Casey, 41 Annie Douglas Street

Your New Home Awaits!

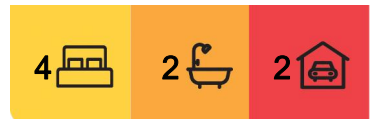
Discover the perfect blend of space, style, and low-maintenance luxury in this stunning four-bedroom family home. Ideally situated near a variety of shops and parks, this property offers versatile living areas that adapt seamlessly to your lifestyle-whether you're entertaining guests or enjoying quiet family moments.

As you step inside, you're greeted by a welcoming atmosphere and a thoughtfully designed floor plan. The segregated living and dining space, and four bedrooms all with built in robes add to the functionality of the home, with further enhancements such as a pitched ceiling in the dining space, ceiling fans and zoned reverse cycle air conditioning.

Outside, the home features a serene and private backyard-a tranquil retreat for your morning coffee or unwinding after a long day. The flexible outdoor space is ready to meet your needs, whether you envision lush veggie gardens, fruit trees, or an open play area for kids and pets.



**Disclaimer:** 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.



**For Sale**  
Upcoming Auction - Price Guide \$925,000+

**View**  
[ljhooker.com.au/350JGCY](http://ljhooker.com.au/350JGCY)

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EER ★★★★★

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

Conveniently located just moments from Casey Marketplace, Ochre Medical Centre, local schools, Gungahlin Marketplace, and an array of parks and fields, this home offers the ultimate in lifestyle and convenience for families of all sizes.

The features:

- 4 bedroom home all with built in robes
- Large master suite with walk in robe and ensuite
- Sleek kitchen with stone benchtops, gas cooktop and great amount of storage
- Double garage with internal access
- Double glazed windows
- Reverse cycle air conditioning (zoned in all rooms)
- Ceiling fans throughout
- Sun drenched dining and living, with pitched ceiling and skylight
- 6.5 kilowatt solar panels entire house
- 2000L water tank
- NBN fibre to the premises
- Conveniently located near Casey Shops, Gungahlin Market Place, schools, parks and fields

The numbers:

- Year built: 2013
- EER: 5 stars
- 152m<sup>2</sup> of living + 36m<sup>2</sup> garage
- Rates: \$3096 per annum approx.
- Land tax: \$5237 per annum approx.
- Rental appraisal: \$795-\$815 per week (conservatively)



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## More About this Property

<b>Property ID</b>	350JGCY
<b>Property Type</b>	House
<b>House Size</b>	152 m2
<b>Land Area</b>	388 m2
<b>EER</b>	5
<b>Including</b>	Ensuite Air Conditioning Ducted Heating Pond in Backyard Additional Lounge Gas Cooking Tiles & Carpet

### Carly Clough 0419 296 458

Licensed Agent ACT/NSW and Auctioneer | [cclough@ljhgungahlin.com.au](mailto:cclough@ljhgungahlin.com.au)

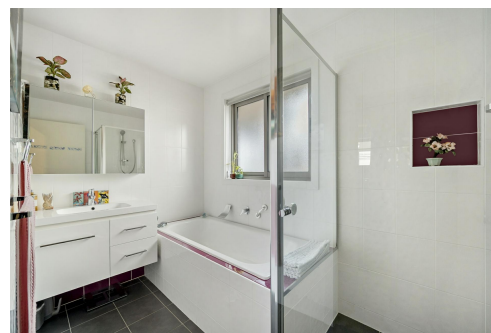
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### LJ Hooker Gungahlin (02) 6213 3999

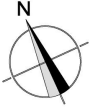
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The floor plan is not to scale, measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not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

41 Annie Douglas Street, Casey

Produced by **DIKRIT**