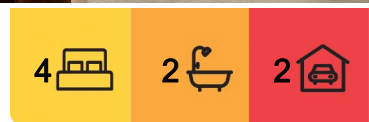


Casey, 63 Overall Avenue

Spacious, Modern and Move-In Ready

Welcome to this beautifully updated, move-in ready home, freshly painted throughout and offering an ideal blend of comfort, convenience, and style. Located just minutes from Casey Marketplace, this residence offers a family-friendly lifestyle with minimal upkeep and ample space for everyone to enjoy. Whether you're relaxing with loved ones or entertaining guests, the layout and design provide the perfect balance of functionality and relaxation. This home is designed for those who want a fresh, easy-care lifestyle without compromising on space or quality.

Step inside and be immediately impressed by the expansive living areas, bathed in natural light thanks to the north-facing orientation. The extra-large lounge/dining room effortlessly flows to a fabulous entertainment deck, ideal for hosting gatherings or simply unwinding after a busy day. The raised deck wraps around the home, creating a seamless connection between indoor and outdoor living while taking full advantage of the northerly aspect. The open-plan family/kitchen area is beautifully tiled and provides easy access to the deck,



For Sale
\$1,085,000

View
ljhooker.com.au/HP08SF8H

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kkomar@ljhbelconnen.com.au

EER ★★★★★★

LJ Hooker Belconnen
(02) 6251 1477



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.

making it the perfect space for family meals and casual entertaining.

This home is packed with features designed to enhance your living experience. High ceilings, reverse cycle air-conditioning, and 900mm appliances add a touch of luxury to everyday living. The double garage is generously sized, providing ample space for your vehicles and storage needs. Outside, the low-maintenance landscaping features a variety of scented plants and deciduous trees, offering shade in the summer and warmth in the winter. With privacy from the public laneway and plenty of space to stretch out, this home is ideal for families, downsizers, and savvy investors alike.

Features:

- * Freshly painted throughout - move-in ready
- * North-facing living areas with plenty of natural light
- * Extra-large lounge/dining room with access to a large entertainment deck
- * Open-plan family/kitchen area with tiled floors and deck access
- * Kitchen with fantastic bench space, ample cupboards, and dishwasher
- * Alarm system and reverse cycle air-conditioning for year-round comfort
- * 900mm appliances and high ceilings throughout
- * Double garage with extra space for storage
- * Beautifully landscaped front and back yards with low-maintenance, scented plants
- * Deciduous trees for summer shade and winter sun
- * Public laneway lined with deciduous trees for added privacy
- * Minutes from Casey Marketplace, public transport, and great schools
- * Easy access to the Barton and Federal highways and Horse Park Drive.

* Land Size: 533sqm

* Living Size: 179sqm

* EER: 5.5

* Rates: \$2,958 p.a.

* Land Tax: \$4,925 p.a. (investors only)

* Unimproved Land Value: \$543,000

Disclaimer:

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More About this Property

Property ID	HP08SF8H
Property Type	House
House Size	179 m2
Land Area	533 m2
EER	5.5

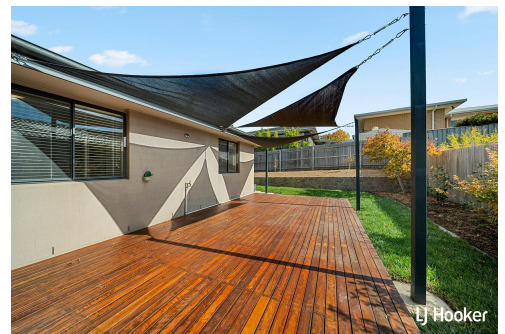
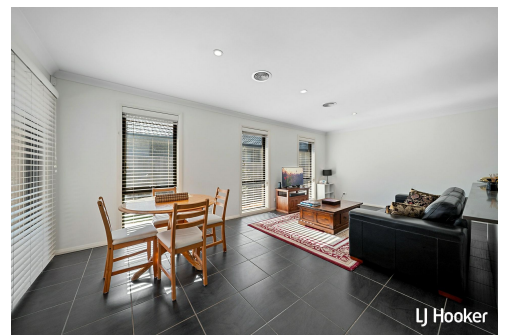
Kathy Komar 0455 891 351

Sales Agent | kkomar@ljhbelconnen.com.au

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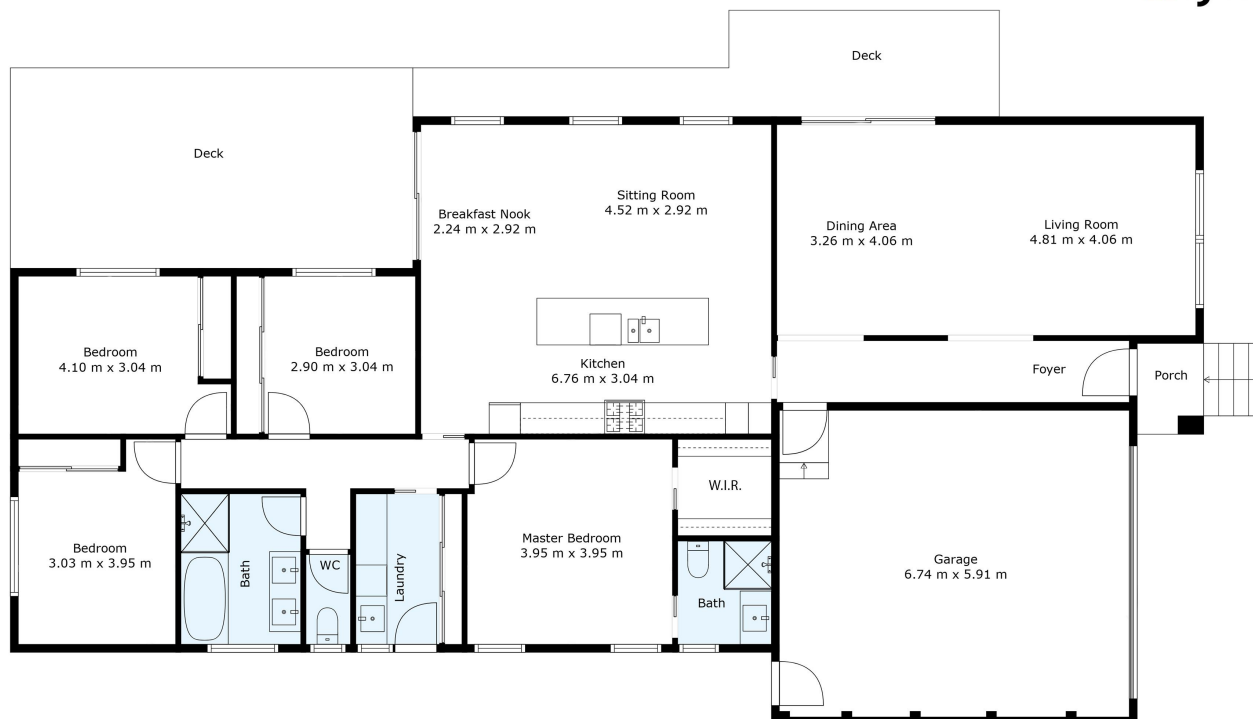
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63 Overall Avenue, Casey



Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered from sources we believe to be reliable.