



12 Macandie Street, Casey

## Easy Living, Generous Space, Great Location

Set within an established pocket of Casey, this contemporary two storey townhouse offers generous interiors, a private courtyard and an easy connection to the everyday conveniences that make the suburb so popular.

Positioned within a quiet complex, the home is only a short walk from local shops, parks, schools and public transport. Whether you're entering the market, downsizing, investing or simply looking for a low maintenance home in a well connected location, the property offers plenty of flexibility.

Inside, the ground floor feels bright and welcoming, with an open plan living and dining area providing plenty of room to relax, entertain and settle into everyday life. Neutral finishes and tiled flooring keep the interiors fresh and easy to personalise, while reverse cycle air conditioning, ducted gas heating and useful under stair storage add practical comfort. A downstairs powder room is conveniently positioned for guests.

The kitchen sits naturally alongside the living and dining area, keeping the space connected and functional. A gas cooktop, oven, generous

3 2 2

**FOR SALE**  
Please Call

### AGENTS

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Interested parties must rely solely on their own enquiries.



bench space and ample storage make it well equipped for everyday cooking without interrupting the open feel of the room.

Upstairs, the bedrooms are privately separated from the main living areas. The generous main bedroom includes a spacious ensuite, while the remaining accommodation enjoys good natural light and a comfortable sense of space. A dedicated study nook provides a useful place to work from home, study or create a quiet reading corner.

Sliding doors open the living area to a private courtyard and outdoor entertaining space, extending the home outdoors. Established greenery brings privacy and softness to the setting, while the low maintenance design means more time to enjoy the space and less time looking after it. A security camera adds an extra layer of reassurance.

Well proportioned, easy to maintain and conveniently located, this is a home designed for uncomplicated living in one of Casey's most established neighbourhoods.

#### At A GLANCE

- Contemporary two-storey townhouse
- Double glazing throughout
- Spacious open-plan living and dining area
- Functional kitchen with generous storage and bench space
- Gas cooktop and oven
- Well-proportioned bedrooms with natural light
- Large main ensuite
- Study nook upstairs
- Reverse cycle air conditioning
- Ducted gas heating
- Alfresco area
- Private, low-maintenance, secure courtyard
- Neutral interiors ready to personalise
- Powder room downstairs
- Under stair storage
- Secure front entry
- Security camera
- Close to parks, schools, shops and public transport
- Walking distance to shops
- Ideal for first-home buyers, professionals, downsizers and investors.
- Quiet complex and area of Casey

#### THE NUMBERS

Total living: 145 m<sup>2</sup> approx.

EER: 5.5

Built: 2013

Rental appraisal: \$680 - \$720 per week

Rates: \$647.00 pq (approx).



## MORE DETAILS

|               |                |
|---------------|----------------|
| Property ID   | 3733GCY        |
| Property Type | Townhouse      |
| House Size    | 145 m2         |
| EER           | 5.5            |
| Including     | Study          |
|               | Ducted Cooling |
|               | Ducted Heating |

**Virginia Stoker 0434 610 698**

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Upper Floor



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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