






12/7 Loveday Crescent, Casey

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## Lovely Single-Level Townhouse in Carmody —Perfect for Downsizers

Step into a light-filled, easy-care home that feels instantly welcoming. Perfect for downsizers, first home buyers or investors, this beautifully updated townhouse in the sought-after Carmody complex is completely single-level and designed for low-maintenance living.

The open plan living and dining area is bathed in natural light, with a peaceful north-east aspect that's the perfect spot to unwind and relax. Fresh paint, new carpet, stylish window treatments and quality wooden floors add to the appeal, while the modern kitchen features electric induction cooking and quality appliances. Year-round comfort is assured with reverse cycle air conditioning, gas heating, ceiling fans in every room and instant gas hot water.

Two bedrooms with built-in robes include a main with ensuite, while the second room is perfect as a guest bedroom or home office. The private courtyard is beautifully low-care with artificial turf, and the automatic single garage with internal access adds convenience. There's also an additional driveway space plus visitor parking within the complex. There is a visitor park right out front! For peace of mind,

**FOR SALE**  
By Negotiation

### AGENTS

Andrew Grenfell  
0424 858 529  
andrew.grenfell@ljhcanberracity.com.au

### AGENCY

LJ Hooker Canberra City  
(02) 6249 7700

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.

 **LJ Hooker**

Crimsafe doors are fitted front and back.

Positioned for lifestyle and ease, this home is just a short walk or quick drive to Casey Market Town, placing shops, cafés and services right at your doorstep. Families will appreciate being within walking distance to Gold Creek High School, while the Gungahlin Town Centre is only 5 minutes away by car.

Block size: 189m<sup>2</sup>

Internal living: 85m<sup>2</sup> ( approx )

Garage: 18m<sup>2</sup> ( Approx )

Courtyard: 18m<sup>2</sup> ( Approx )

EER: 6

Body Corporate: \$2,400 per annum

Rates: \$1,912 per annum

Land tax: \$2,419 per annum

Features:

- Lovely single-level townhouse in the Carmody complex (Build Year: 2010)
- Filled with natural light, NE-facing living space
- Freshly updated with paint, carpet, and window treatments
- Reverse cycle A/C, gas heating, ceiling fans throughout
- Electric induction cooking, quality appliances
- Main bathroom with shower over bath, ensuite to master
- NE-facing courtyard with artificial turf
- Crimsafe doors front and back
- Automatic single garage with internal access
- Additional driveway + visitor parking
- Short walk or drive to Casey Market Town
- Walking distance to Gold Creek High School
- 5 mins to Gungahlin Town Centre

## MORE DETAILS

Property ID	2DX9FHK
Property Type	Townhouse
EER	6

**Andrew Grenfell 0424 858 529**

ACT Licensed Agent | [andrew.grenfell@ljhcanberracity.com.au](mailto:andrew.grenfell@ljhcanberracity.com.au)

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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.

## 12/7 Loveday Cr, Casey