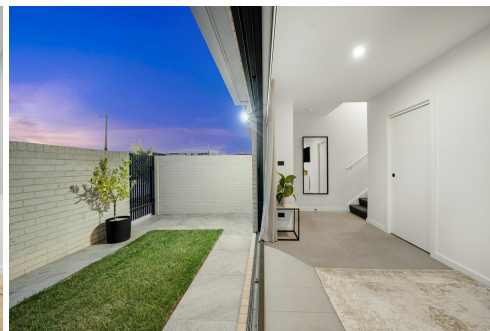




Casey, 24/60 Kingsland Parade

10/10 Near New Premium Townhouse

Situated in a delightful neighbourhood, this three-bedroom townhouse stands out as a genuine treasure, providing a seamless blend of contemporary living and convenience. With a living space of 139m² and a charming courtyard spanning 23m², this residence serves as an ideal canvas for crafting your own personal retreat.

Upon entering, the open and well-designed floor plan immediately captures your attention, creating an environment tailored to your comfort. This townhouse seems purpose-built to allow you more time for your passions and less for maintenance, offering easy and stress-free living.

As you step through the private and thoughtfully designed courtyard on the ground level, you're greeted by a private study area, perfect for creating a distinct space away from the rest of the home, complete with an additional powder room. Ascending the stairs to the first level reveals a generous living/dining and kitchen area, featuring lighter timber floors and

3

3

2

For Sale
\$789,000+

View
ljhooker.com.au/2ADWFHK

Contact
Antony Damiano
0473 444 666
Antony.Damiano@ljhcanberracity.com.au

Georgia Mikic
0403 467 447
Georgia.Mikic@ljhcanberracity.com.au

EER ★★★★★★

LJ Hooker Canberra City
(02) 6249 7700



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.

luxurious sheer curtains that complement the room's lighter colour palette, allowing natural light to flood the space. The upgraded open-plan kitchen boasts a gas cooktop, oven, dishwasher, 40mm stone benchtops, and ample storage and prep space.

The North-facing balcony off the lounge area, accessible through double-glazed glass sliders, captures sunlight throughout the day and is spacious enough for an outdoor setting and BBQ. On the top level, three bedrooms with built-in robes providing ample storage, space and abundant natural light await.

Casey offers a friendly community and a dynamic lifestyle. Explore nearby parks, take leisurely walks, or immerse yourself in the lively local scene. Beyond its walls, this townhouse's appeal extends to the convenience of local cafes, shops, and public transport, all just a 2-minute walk away, simplifying your daily errands.

Whether you're a first-time homebuyer, investor, or a young couple embarking on your journey together, this townhouse caters to your needs. Seize the opportunity to own a practically brand-new townhouse in Casey-it's the perfect starting point for the next chapter of your life, promising a carefree and modern lifestyle.

Features:

North Facing Aspect

Kingsland Development - Designed by COX architects + Built by Elevated Living

Three bed two bath double garage with internal access

40mm waterfall edge kitchen top + custom joinery throughout

Study room on the ground floor, separated from the rest of the house

Custom LED lighting throughout

Upgraded vanities with top mount bowls & taps

Wall hung side tables to main bedroom with stones tops

Powder room on the ground floor

Open plan, living dining lounge with balcony

Added joinery to lounge and kitchen

Three bedrooms upstairs with ensuite and built-in robes

Ducted reverse cycle heating and cooling

Double glazed windows

Gas cooking

European laundry

NBN-FTTP

Pet friendly

Epoxy coated garage floor

Double car garage with internal access

A short walk away from the Casey Market Town, dining options, ovals and playgrounds

Essentials:

EER: 6

139m² of living

37m² garage & laundry

33m² courtyard & balcony

Total: 209m²

Strata: \$380 per quarter

Rates: \$2,082.59 per annum (approx.)

Land tax (investors): \$2,567.79 per annum (approx.)

Rental estimate: \$680-\$700 per week



LJ Hooker Canberra City
(02) 6249 7700

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.

Age: 18 Months (built in 2022)

More About this Property

Property ID	2ADWFHK
Property Type	Townhouse
House Size	177 m ²
EER	6

Antony Damiano 0473 444 666

ACT & NSW Licensed Agent | Antony.Damiano@ljhcanberracity.com.au

Georgia Mikic 0403 467 447

Sales Consultant | Georgia.Mikic@ljhcanberracity.com.au

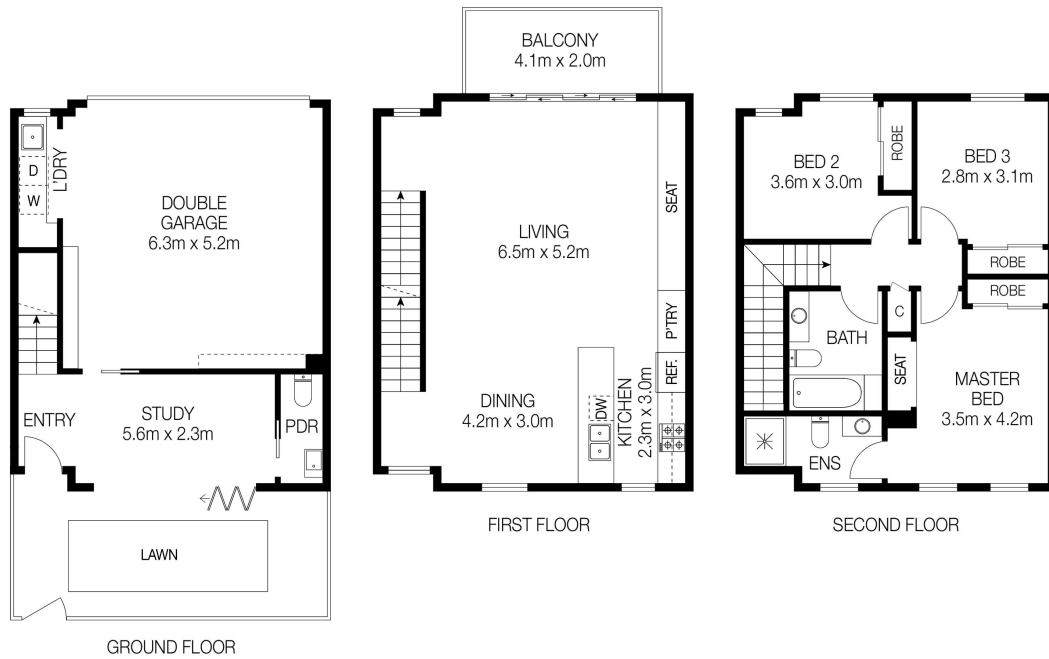
LJ Hooker Canberra City (02) 6249 7700

1st Floor, 182 - 200 City Walk, CANBERRA CITY ACT 2601
canberracity.ljhooker.com.au | canberracity@ljhooker.com.au



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.

**LJ Hooker Canberra City
(02) 6249 7700**



24/60 Kingsland Parade, Casey

Approx. total area: 126m² N

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.

