



Casey, 31/60 Kingsland Parade

Contemporary Living, Great Location

Welcome to your new home in the heart of Casey, a vibrant suburb that offers the perfect blend of modern living and convenience. This stunning townhouse, built in 2022, is designed to impress with its contemporary features and thoughtfully planned layout.

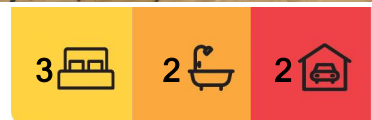
Step inside and be greeted by aesthetically pleasing interiors illuminated by stylish downlights. The sleek, modern kitchen is a culinary delight, featuring elegant stone benches and efficient gas cooking, making meal preparation a joy.

Comfort extends throughout the home, with a great sized main bedroom with a stylish ensuite and elevated views. Soft carpet underfoot in the bedrooms adds a touch of luxury and the convenience of a bath in the crisp white bathroom, makes living easy.

The north-facing living area ensures your home is always bathed in natural light, creating warm, sunlit living spaces. Enjoy the comfort of reverse cycle ducted cooling, keeping you



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
\$760,000+

View
ljhooker.com.au/34EFGCY

Contact
Virginia Stoker
0434 610 698
virginia.stoker@ljhooker.com.au

EER ★★★★★★

LJ Hooker Gungahlin
(02) 6213 3999

comfortable all year round. Modern hybrid flooring adds a touch of elegance to the living spaces, seamlessly blending style with practicality.

Outdoor living is a breeze with two sunny balconies off the living area offering elevated views, perfect for relaxing or entertaining guests. A private courtyard provides a serene outdoor escape, ideal for quiet moments or intimate gatherings.

Situated in a prime location, this townhouse is just a stone's throw away from shops, cafes, specialty stores, Supabarn, and the popular local pub, Casey Jones. This convenience enhances the lifestyle on offer, making it easy to enjoy the vibrant community and amenities Casey has to offer.

Don't miss this opportunity to own a modern, stylish townhouse in the thriving suburb of Casey.

Contact us today to arrange a viewing and make this dream home yours!

AT A GLANCE

- oBuilt in 2022
- oInteriors illuminated by stylish downlights.
- oThe sleek, modern kitchen with stone benches and gas cooking,
- oGreat-sized main bedroom with a stylish ensuite and elevated views.
- oSoft carpet underfoot in the bedrooms adds a touch of luxury.
- oThe convenience of a bath makes living easy.
- oThe north-facing living area
- oReverse cycle ducted cooling, keeping you comfortable all year round.
- oModern hybrid flooring
- oTwo sunny balconies off the living area offering elevated views, perfect for relaxing or entertaining guests.
- oA private courtyard provides a serene outdoor escape
- oContinuous gas hot water system
- oSituated in a prime location, this townhouse is just a stone's throw away from shops, cafes, specialty stores, Supabarn, and the popular local pub, Casey Jones.

THE NUMBERS

- Built in 2022
- Living: 132m²
- Rates: \$2,082.59pa approx.
- Land Tax: (if rented) \$2,567.70pa approx.
- Strata: \$390pq approx.
- EER: 5.5



LJ Hooker Gungahlin
(02) 6213 3999

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.

More About this Property

Property ID	34EFGCY
Property Type	Townhouse
House Size	132 m ²
EER	5.5

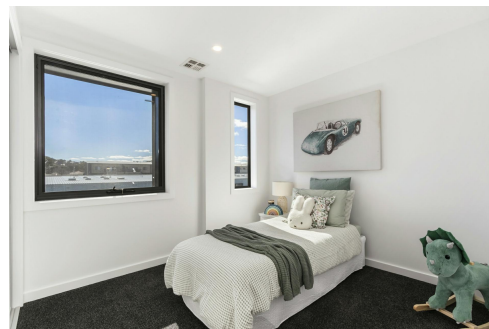
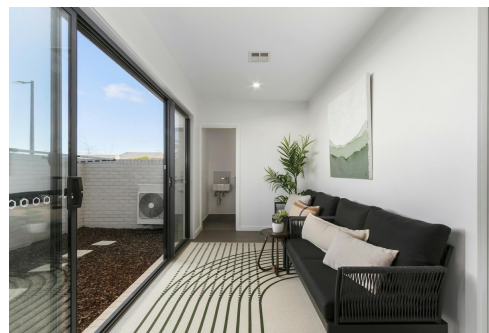
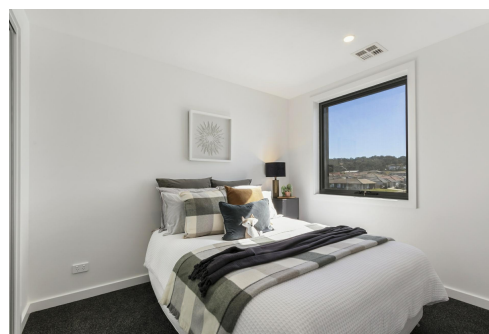
Virginia Stoker 0434 610 698

Licensed Agent | virginia.stoker@ljhooker.com.au

LJ Hooker Gungahlin (02) 6213 3999

Suite 2C, Level 1, Gungahlin Village, 46-50 Hibberson Street, GUNGAHLIN ACT 2912

gungahlin@ljhooker.com.au | gungahlin@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 Gungahlin
(02) 6213 3999



Ground Level



Level 1



Level 2

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.

31/60 Kingsland Parade, Casey

Produced by DIAKRIT