



Casey, 4/73 Dalkin Crescent

HAPPY SELLER AND BUYER! SOLD PRIOR TO AUCTION!

This family-friendly home in the heart of Casey offers an ideal blend of comfort, convenience, and flexibility. Positioned within the 'Ayana' complex and set over two spacious levels, this beautifully maintained townhouse presents the perfect opportunity for first home buyers, extended families, investors or those seeking a modern private property yet with a convenient lifestyle.

Boasting a desirable north-facing aspect, the bedrooms are large in size, with two on the second level featuring an ensuite each, and the third bedroom on the ground level with access to the main bathroom. The sunlit bedrooms fill the home with natural light and warmth year-round and this is complemented by ducted reverse cycling air conditioning. The two private courtyards are surrounded by mature trees in full bloom, offering a calming space perfect for relaxation or entertaining and playtime for children.



For Sale
\$710,000+

View
ljhooker.com.au/34PKGKY

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EER ★★★★★★



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.

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(02) 6213 3999

Downstairs is an entertainers delight with a large open plan lounge and dining space, perfectly connected to the well-appointed kitchen. The kitchen boasts an abundant of storage, gas cooktop, dishwasher and stone waterfall benchtops, with ample amounts of space for those seeking a work from home or study set up.

Adding to its appeal is a secure single automatic garage and an additional allocated parking space, ensuring ample room for vehicles. With a perfectly central position mere steps from the popular Casey Market Town, this light and bright home offers both a generous layout and outstanding convenience, set amongst one of the most popular pockets of Gungahlin. Across the road is a bus stop connecting you to public transport options, and not too far away are the main arterial roads Horse Park Drive, Gundaroo Drive and the Barton Highway.

The features:

- 3 bed | 3 bath (2 ensuites + main bathroom) | 2 car
- Single automatic garage with additional allocated car space
- Functional dual level floorplan
- Two bedrooms upstairs, both with walk in robes and ensuites
- 3rd bedroom and bathroom downstairs, perfect as guest room or study
- Fully fenced and private front and rear courtyards
- Large open plan living and dining space
- Great sized kitchen with ample storage and stone benchtop
- Quality Blanco appliances, including gas cooktop, electric oven, dishwasher
- All bathrooms with floor to ceiling tiles and great sized vanities
- Reverse cycle air-conditioning throughout
- CrimSafe security screen doors
- Under stair storage and large linen cupboards
- Fantastic location with easy access to Casey Market Town, dog parks, walking/biking trails and communal green spaces including wetlands - while only a stone's throw from Gungahlin town centre and main arterial roads connecting you to the rest of Canberra

The numbers:

- Built: 2014
- Living size: 128m2 approx.
- Garage size: 20m2 approx.
- EER: 6
- Body corporate management: Civium
- Body corporate rates: \$674 per quarter approx.
- Rates: \$574 per quarter approx.
- Weekly rental estimate: \$625 to \$650



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More About this Property

Property ID	34PKGKY
Property Type	Townhouse
House Size	148 m ²
EER	6
Including	Ducted Heating Gas Cooking Gas Hotwater Ensuite

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Ground Floor



First Floor



4/73 Dalkin Crescent, Casey

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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