



## Casey, 94/60 Kingsland Parade

Room to Move: 3 Bedrooms + Multi-Purpose Space for Work or Play

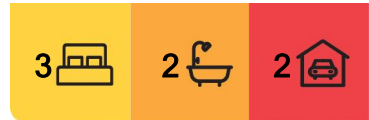
Step into effortless style and comfort with this contemporary townhouse, ideally positioned in one of Casey's most vibrant and convenient locations. Built in 2022, this home offers the perfect blend of modern finishes, thoughtful design, and low maintenance living.

Inside, you'll find a light filled, north facing living space that instantly feels like home. The sleek kitchen is a standout, complete with stone benchtops and gas cooking, perfect for daily meals or weekend entertaining. The open plan layout flows seamlessly to a sunny balcony with elevated views, while a private courtyard provides a peaceful outdoor retreat.

The main bedroom is generously sized, featuring its own ensuite and scenic outlook. Plush carpet in all bedrooms adds a sense of warmth, while the main bathroom includes a full size bath, ideal for relaxing at the end of the day. Ducted reverse cycle heating and cooling ensures year round comfort, and hybrid flooring brings style and durability to the living



**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**  
Please Call

**View**  
[ljhooker.com.au/35H3GCV](http://ljhooker.com.au/35H3GCV)

**Contact**  
**Virginia Stoker**  
0434 610 698  
[virginia.stoker@ljhooker.com.au](mailto:virginia.stoker@ljhooker.com.au)

**EER** ★★★★★★

**LJ Hooker Gungahlin**  
**(02) 6213 3999**

areas.

Located just moments from Casey Market Town, you're within easy reach of Supabarn, local cafés, specialty stores, and the popular Casey Jones pub. Everything you need is at your doorstep, making everyday living both easy and enjoyable.

Don't miss your chance to secure a stylish, near new home in one of Gungahlin's most sought after communities.

Get in touch today to arrange your inspection.

#### AT A GLANCE

- Built in 2022
- Interiors illuminated by stylish downlights.
- The sleek, modern kitchen with stone benches and gas cooking.
- Great-sized main bedroom with a stylish ensuite and elevated views.
- Soft carpet underfoot in the bedrooms adds a touch of luxury.
- The convenience of a bath makes living easy.
- The north-facing living area.
- Reverse cycle ducted cooling, keeping you comfortable all year round.
- Modern hybrid flooring.
- Two sunny balconies off the living area offering elevated views, perfect for relaxing or entertaining guests.
- A private courtyard provides a serene outdoor escape.
- Continuous gas hot water system
- 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.

#### THE NUMBERS

Built in 2022

Living: 132m<sup>2</sup>

Rates: \$2,082.59pa approx.

Land Tax: (if rented) \$2,567.70pa approx.

Strata: \$513.74pq approx.

EER: 6



**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

<b>Property ID</b>	35H3GCY
<b>Property Type</b>	Townhouse
<b>House Size</b>	185 m2
<b>EER</b>	6
<b>Including</b>	Ensuite Air Conditioning Ensuite Open Plan Reverse Cycle Heating Gas Hotwater Gas Cooktop Powder Room

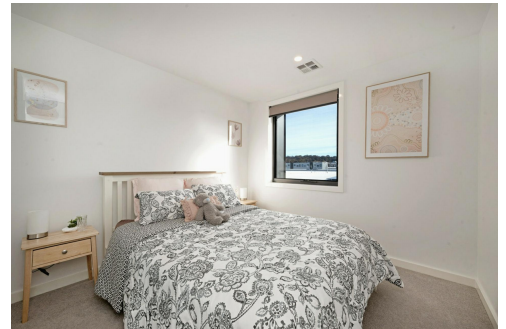
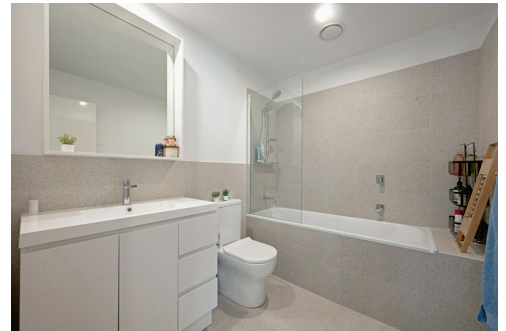
**Virginia Stoker 0434 610 698**

Licensed Agent ACT/NSW | [virginia.stoker@ljhooker.com.au](mailto:virginia.stoker@ljhooker.com.au)

**LJ Hooker Gungahlin (02) 6213 3999**

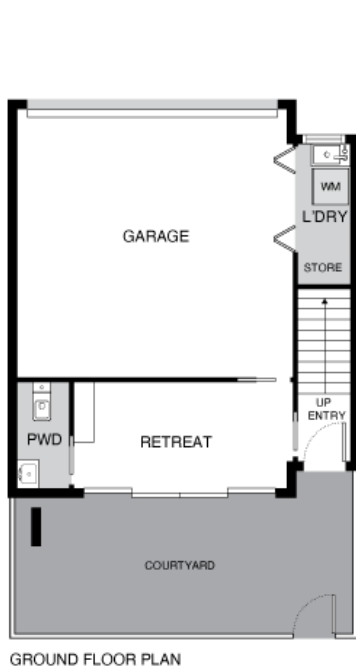
Suite 2C, Level 1, Gungahlin Village, 46-50 Hibberson Street, GUNGAHLIN ACT 2912

[gungahlin@ljhooker.com.au](mailto:gungahlin@ljhooker.com.au) | [gungahlin.ljhooker.com.au](http://gungahlin.ljhooker.com.au)

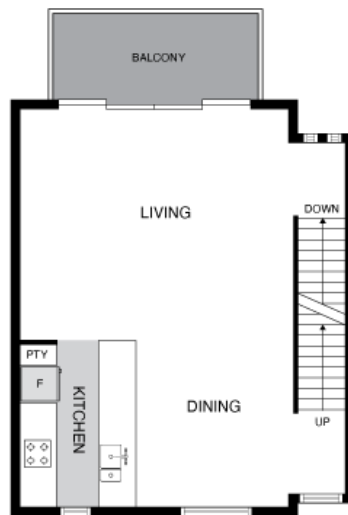


**LJ Hooker Gungahlin**  
**(02) 6213 3999**

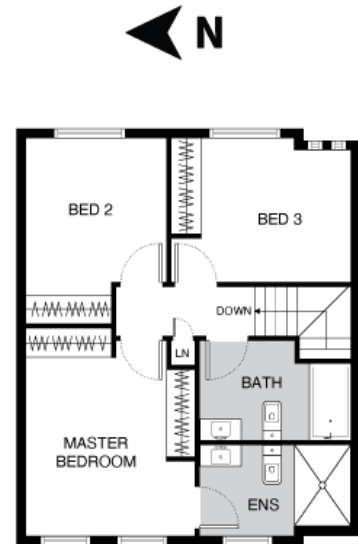
**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIS FLOORPLAN IS INDICATIVE ONLY. DIMENSIONS ARE APPROXIMATE. ALL INFORMATION CONTAINED IS GATHERED FROM SOURCES WE BELIEVE TO BE RELIABLE. WE CANNOT GUARANTEE ITS ACCURACY AND INTERESTED PARTIES SHOULD RELY ON THEIR OWN ENQUIRIES.