







96/60 Kingsland Parade, Casey

Spacious Modern Living in a Prime and Convenient Location

Positioned in a highly convenient pocket of Casey, this modern three bedroom townhouse delivers the perfect balance of contemporary comfort, low maintenance living and energy efficiency. Built in 2022 and finished with quality inclusions throughout, this beautifully presented home is an outstanding opportunity for families, professionals, first home buyers and investors alike.

Designed for easy everyday living, the home features a light filled open plan living and dining area, complemented by stylish floorboards and a seamless connection to the contemporary kitchen. The kitchen is equipped with quality Fisher & Paykel appliances, gas cooking, excellent storage and an externally ducted rangehood, while the cleverly integrated European laundry provides added convenience without compromising on space.

Upstairs, all three bedrooms are generously proportioned and feature comfortable carpet underfoot, with the main bedroom complete with its own modern ensuite. The remaining bedrooms are serviced by a stylish main bathroom, offering a practical and functional layout for families and guests.

3 2 2

FOR SALE
$729,000+

VIEW
Sat 7th Nov @ 10:15AM - 10:45AM

AGENTS

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Interested parties must rely solely on their own enquiries.

Year round comfort is assured with ducted heating and cooling, while double glazed windows provide additional comfort and energy efficiency. A 13kW solar system is a standout feature, helping to reduce energy costs and adding to the home's already impressive modern appeal. Gas hot water and quality finishes throughout further enhance the ease of living on offer.

Externally, the home is complete with a secure double car garage, providing excellent parking and additional storage space.

Perfectly positioned in one of Gungahlin's most convenient and family friendly suburbs, you're only moments from Casey Market Town, home to a range of supermarkets, cafés, restaurants, medical services and everyday conveniences. Quality schools, parks, playgrounds and walking trails are all nearby, while Gungahlin Town Centre is just a short drive away. With easy access to the Barton Highway and the Federal Highway, Canberra's CBD is approximately 20 minutes away, making this an ideal location for those seeking convenience without sacrificing lifestyle.

Whether you're searching for your first home, a modern family residence or a quality investment in a growing and well connected location, this impressive townhouse is one not to miss.

Features:
- Three spacious bedrooms
- Main bedroom complete with modern ensuite
- Two stylish bathrooms
- Secure double car garage
- Light filled open plan living and dining area
- Contemporary kitchen with quality Fisher & Paykel appliances
- Gas cooking
- Externally ducted rangehood
- European laundry cleverly integrated into the kitchen
- Floorboards throughout the living areas
- Carpet in all bedrooms
- Ducted heating and cooling
- Double glazed windows
- Gas hot water
- Impressive 13kW solar system
- Built in 2022
" Low maintenance modern living
" Moments from Casey Market Town and local cafés
- Close to quality schools, parks and playgrounds
- Easy access to Gungahlin Town Centre
- Approximately 20 minutes to Canberra CBD
- Convenient access to major arterial roads and public transport

Essentials:
- Rates: $575 pq (approx.)
- Body Corporate: $570.72 pq (approx.)
- Land Tax: $706.32 pq (approx.) *Investors Only*
- Rental Appraisal: $670 - $690 pq
- Year Built: 2022
- EER: 6.0

Offering modern finishes, excellent energy efficiency and an exceptionally convenient location, this impressive Casey townhouse presents a fantastic opportunity to secure a quality home in one of Gungahlin's most desirable and well connected suburbs. Contact me today or come along to the next open home.

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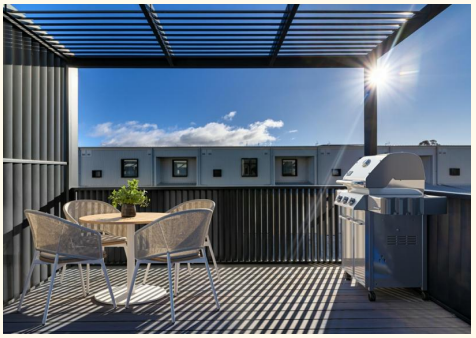
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Photography Disclaimer: Some images may have been virtually staged to better showcase the true potential of the rooms and spaces in the home. Alternatively, while the property may have been staged for photography, it might be vacant during your inspection.











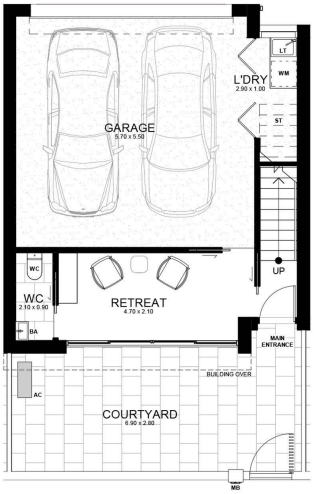
MORE DETAILS

Property ID	2GBDFHK
Property Type	Townhouse
EER	6
Including	Ensuite
	Air Conditioning
	Courtyard
	Dishwasher
	Floorboards
	Built-in-Robes
	Secure Parking

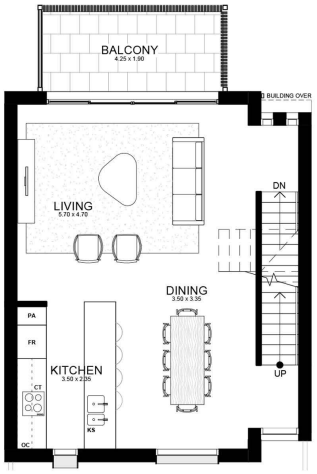
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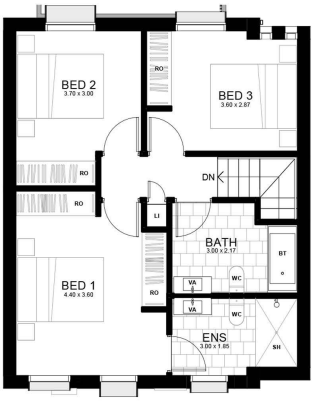
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GROUND LEVEL



LEVEL 1



LEVEL 2

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.

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