



76/60 Kingsland Parade, Casey

Stylish, Low-Maintenance Living in a Prime Casey Location

Offering the perfect blend of comfort, style, and convenience, this well-presented two-bedroom townhouse with dual ensuites is an outstanding opportunity to secure a modern home in one of Casey's most accessible pockets.

Tucked behind a private front courtyard, the home welcomes you into a bright and airy open plan living and dining area designed for easy everyday living. The sleek kitchen is both functional and contemporary, complete with stone benchtops, generous storage, and quality stainless steel appliances including a gas cooktop, electric oven, and dishwasher.

Upstairs, both bedrooms are spacious and feature built-in robes, each complemented by its own private ensuite. Double-glazed windows enhance peace and energy efficiency, while a split system in the living area ensures year-round comfort.

Practicality is further enhanced with a European laundry and a single attached garage, making this home an ideal choice for those seeking a low-maintenance lifestyle without compromising on quality.

2 2 1

FOR SALE
\$529,000 - \$549,000

AGENTS

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AGENCY

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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

Enjoy the lifestyle advantages of being just moments from Casey Market Town for your daily essentials, local cafés and dining, as well as the popular Casey Jones Pub. With Gungahlin Town Centre, Gold Creek Village, and the open green spaces of Yerrabi Pond all within easy reach, plus convenient access into the Canberra CBD, this location offers the perfect balance of suburban comfort and urban connectivity.

Features

- Two spacious bedrooms, both with ensuites
- Built-in robes to both bedrooms
- Double-glazed windows throughout
- Light-filled open plan living and dining area
- Modern kitchen with stone benchtops
- Stainless steel appliances including gas cooktop & dishwasher
- Split system heating and cooling
- European-style laundry
- Single attached garage

Location Benefits:

Positioned for ultimate convenience, enjoy easy access to:

- " Casey Market Town —approx. 0.3km
- " Casey Jones Pub —approx. 0.3km
- " Gungahlin Town Centre —approx. 4.5km
- " Gold Creek Village —approx. 5.5km
- " Yerrabi Pond District Park —approx. 4.0km
- " Canberra CBD —approx. 15km

Education Options Nearby:

- " Gold Creek School (K—10) —approx. 1.0km
- " Gungahlin College —approx. 3.5km
- " Dickson College —approx. 9.9km
- " St John Paul II College —approx. 0.7km

EER: 6

Rates: \$495pq (approx.)

Land Tax (for investors): \$524pq (approx.)

Strata: \$466pq (approx.)

Internal Living: 84sqm (approx.)

Garage: 20sqm (approx.)

Block Size: 105sqm (approx.)

UV: \$75,000 (2025)

Year Built: 2022

Rental Appraisal: \$580 - \$620 pw .

Disclaimer:

While all care has been taken in compiling information regarding properties marketed for rent or sale, we accept no responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate the information provided.

EER ★★★★★★

MORE DETAILS

Property ID	1UMXFMF
Property Type	Unit
House Size	84 m2
Land Area	105 m2
EER	6
Including	Air Conditioning Dishwasher Built-in-Robes

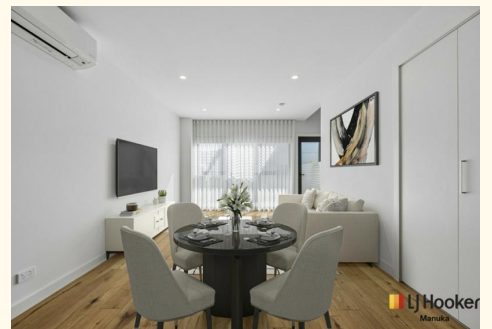
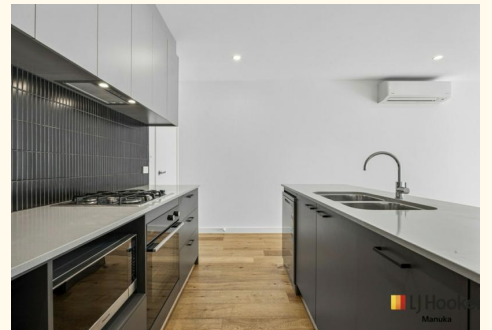
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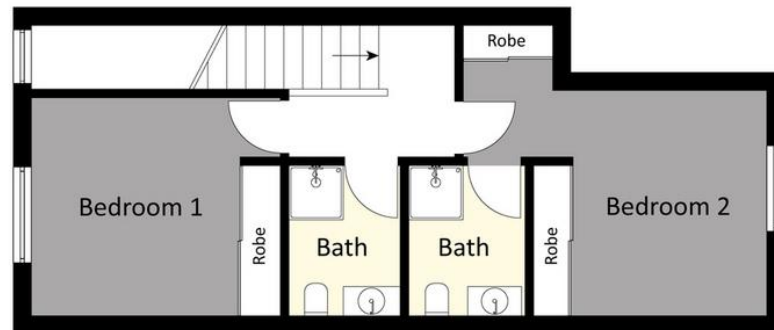
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20 Bougainville Street, MANUKA ACT 2603

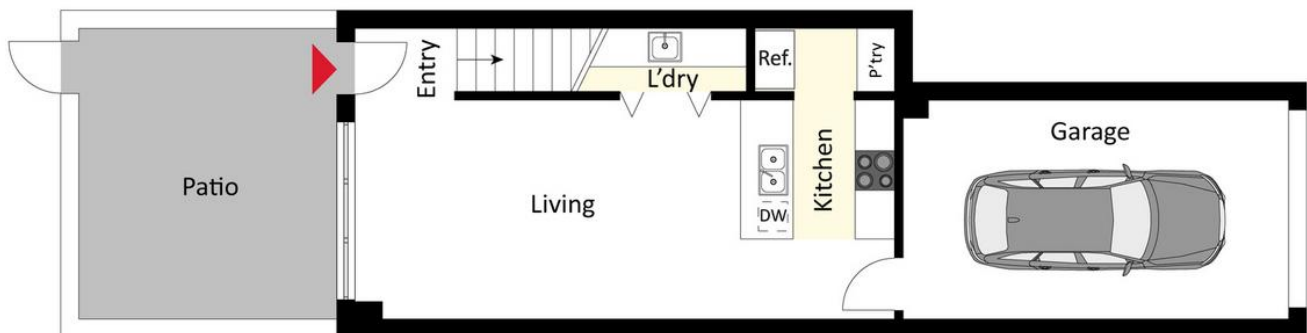
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Second Floor



Ground Floor

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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