

42 John Crawford Cres, Casey, ACT, 2913

CARTER + CO

House For Sale

Tuesday, 14 January 2025

42 John Crawford Cres, Casey, ACT, 2913

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: House

Fabulous first home

Why You Want To Live Here.

Nestled within the heart of Casey and exuding modern charm, 42 John Crawford Crescent presents an unmissable opportunity for first-time buyers and savvy investors alike. This delightful two-bedroom house, free from the confines of body corporate, sits on a manageable plot of 205 square metres and is perfectly positioned for convenience and lifestyle.

Step inside to discover a bright, open plan living and dining area, illuminated by a skylight and offering seamless access to the low maintenance rear courtyard-ideal for alfresco relaxation or entertaining. The well-appointed kitchen is sure to impress with its stone benchtops, ample storage solutions and a suite of quality appliances, including a gas cooktop and dishwasher.

Comfort is paramount in the master bedroom, complete with built-in robes and a stylish modern ensuite. The second bedroom is equally well-equipped, featuring built-in robes and served by the main bathroom with a bathtub and separate toilet.

Additional features include a separate study area, perfect for home working or creative pursuits, a European style laundry, and the year-round comfort of ducted gas heating and split-system air conditioning. Parking is a breeze with a single car garage boasting internal access and additional driveway parking spots.

Sustainability is catered for with an installed 7.2KW solar system, minimising your environmental footprint whilst easing utility costs. Just a stone's throw from Casey Market Town and local parklands, this property offers a perfect blend of convenience and contemporary living. Don't miss the chance to make 42 John Crawford Crescent your new home or a prized addition to your investment portfolio.

The Features You Want To Know.

- + Separate title, no body corporate
- + Master bedroom comes with built-in robes and modern ensuite
- + Second bedroom comes with built-in robes and serviced by the main bathroom with a bathtub, shower, and separate toilet
- + Open plan living and dining area with skylight
- + The kitchen is designed to please and features stone bench tops and ample storage.
- + Gas cook top, electric oven, rangehood, dishwasher and quality appliances
- + Separate study area
- + European style Laundry
- + Low maintenance front garden & rear courtyard
- + Ducted gas heating & Split system air conditioners
- + Single car garage with internal access and ample drive way parking spots
- + 7.2KW Solar system

The Location.

- + Within 1 minute's walk to the John Crawford Crescent Playground
- + Within 3 minutes' walk to the Bus Stops
- + Within 4 minutes' walk to the Casey Market Town
- + Within 4 minutes' drive to the Gold Creek Primary School
- + Within 8 minutes' drive to the Gungahlin Town Centre

The Stats You Need to Know!

- + Land Size : 205m² (approx.)
- + Living : 102.92m² (approx.)
- + Garage : 19.72m² (approx.)
- + Total Built: 122.64m² (approx.)
- + EER: 6.0
- + Built: 2014
- + UV: \$399,000 (2024)
- + Rates: \$631.6 p.q.(approx.)
- + Land Tax: \$1,028.7 p.q. (approx.) Investors only