

# 13 Quealy Street, Casey, ACT 2913



## Sold House

Thursday, 12 October 2023

13 Quealy Street, Casey, ACT 2913

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 338 m2**

**Type: House**



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**\$730,000**

First impressions are crucial; they're not just a thought, but a feeling. And this property exudes that perfect first impression. Its design is refreshingly simplistic, yet its layout is wonderfully practical, creating an immediate sense of 'home.' Immaculately presented, it boasts brand new carpet, a fresh coat of paint, and an inviting, sun-soaked ambience that rejuvenates. It's the ideal place to relax and unwind. This single-level construction optimizes the use of its 338m<sup>2</sup> block, offering an open plan kitchen, living, and dining area, along with three generously sized bedrooms, each equipped with built-in robes. Situated to provide a spacious backyard with convenient side access, it also offers a covered outdoor entertaining space featuring a cantilevered pergola and café blinds. This design allows the natural light to flow while keeping you protected from the elements. For added comfort, you'll enjoy gas cooking, ducted gas heating, ducted evaporative cooling, and an additional reverse cycle split air conditioning system, ensuring a cozy environment year-round. Perfectly suited for first-time homebuyers, young families, and downsizers alike, this property is guaranteed to leave a lasting impression.

**The Perks:** Open and practical layout  
Immaculate presentation  
Brand new carpet and fresh paint  
Sun-drenched living space  
Single-level construction  
Three generously sized bedrooms with built-in robes  
Spacious backyard with side access  
Covered outdoor entertaining space with a cantilevered pergola  
Gas cooking  
Ducted gas heating  
Ducted evaporative cooling  
Additional reverse cycle split air conditioning  
Instantaneous hot water  
Ideal for first-time homebuyers, young families, and downsizers  
Single car garage with remote control roller door  
Walking distance to the local shops, medical center, and childcare  
A short drive to Casey Market Town, which consists of Supabarn, Aldi, Priceline, Anytime Fitness, cafes, restaurants and medical specialists

**The Numbers:**

- Build: 2013
- Block: 338m<sup>2</sup> UV
- \$510,000 (2023)
- Living: 94.70m<sup>2</sup> approx.
- Garage: 18.20m<sup>2</sup> approx.
- Total: 112.90m<sup>2</sup> approx.
- EER: 5 stars
- Rates: \$2,814 approx.
- Land tax: \$4,589 approx. (investment only)
- Rental estimate: \$610 - \$630 per week approx.