

**15 Swinney Street, Casey, ACT 2913**

**House For Sale**

Tuesday, 5 December 2023

15 Swinney Street, Casey, ACT 2913

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 465 m2**

**Type: House**



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**\$1,029,000 +**

Conveniently positioned close to the Casey Market Place and only a short drive from the Gungahlin Town Centre this generously proportioned four-bedroom, three-living area home is sure to appeal to families looking for a combination of space, convenience and local community feel. Well-proportioned living areas, a modern kitchen and low maintenance backyard highlight that this residence was designed for effortless living, perfect for entertaining family and friends year-round. On entering this home you are welcomed by a spacious formal lounge area, separated from the rest of the residence and enjoying the Northern aspect and plenty of sunlight. Proceeding further along you enter a well-appointed kitchen which is combined with the dining area in an open-plan design. Premium stainless steel appliances, gas cooking and ample storage space create a highly functional kitchen space that blends seamlessly with the adjoining living and dining areas. Another informal lounge is located directly next to the dining, and both open out to the outdoor entertaining area and a pergola overlooking the gardens and a wonderfully maintained hedge. All of the bedrooms feature built-in robes and are generously proportioned. The master bedroom features a large walk-in wardrobe and a functional ensuite bathroom. The bedrooms are separated by a split-level corridor with easy access to the main bathroom and laundry facilities. LED downlights and ducted heating and cooling ensure comfort all year round. Do not miss this opportunity to live in a family-friendly location only moments away from local conveniences. Features Formal and informal lounges Open-plan kitchen and dining Main bedroom with walk-in robe and ensuite access Island bench, stone benchtops and plenty of storage in the kitchen Ducted heating and cooling Double garage with remote opening Separate laundry and linen press Separate toilet Low-maintenance outdoor entertaining area NBN connected LED downlights Outdoor security lights with movement sensors

**Key figures** Internal living 178.8m<sup>2</sup> Garage 40.8m<sup>2</sup> Total internal area 219.6m<sup>2</sup> Alfresco 12.6m<sup>2</sup> Land 465m<sup>2</sup> EER 5.5 Built 2012 Rates \$726.43 p/q Land tax \$1,206.65 p/q (when not used as a primary residence) Rented at \$785 p/w (fixed term tenancy until 02/02/24)