

# 3 Gauci Street, Casey, ACT 2913

LUTON

## Sold House

Monday, 14 August 2023

3 Gauci Street, Casey, ACT 2913

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 482 m2

Type: House



Tim and Justine Burke  
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## Contact agent

Perched on an elevated location in Casey, close to reserve and a playground with nothing but natural green spaces beyond, is this fabulous modern family home. Built in 2011, it is impeccably presented and packed with desirable features. The single-level property's versatile floor plan offers the segregated living areas and sleeping quarters so sought after by families. There is a formal lounge room, while the open-plan kitchen/dining/family living area is impressive. The modern chef's kitchen is very well equipped with stone bench tops, long island breakfast bar, 6-burner gas stove, dishwasher and pantry. The meals and living spaces are very generous and full-size windows all around make this a delightful light-filled area. The large segregated main bedroom has a great walk-in wardrobe and ensuite, while the remaining three bedrooms have built-in wardrobes and share the fully-tiled family bathroom with bathtub, floating vanity and separate toilet. The laundry is a great size with plenty of bench space and lots of storage. There outdoor spaces include the attractive front yard with easy-care landscaping, while accessible from the family room at the rear is a sunny timber entertaining deck and super-neat back yard including water tanks and garden/vege beds. Additional features include a double auto-door garage with internal access, ducted reverse-cycle heating and cooling and double roller blinds. The home is surrounded by other quality properties and is just a couple of minutes' drive or 1km walk (approximately) from the great local shops, Casey Market Town shopping centre. Features: - Elevated location opposite reserve with playground and open green spaces beyond - Very well maintained single-level home surrounded by other quality properties - Versatile floor plan with segregated living areas and bedrooms - Large main bedroom with walk-in wardrobe and ensuite - Three additional bedrooms with built-in wardrobes - Light-filled, spacious, open-plan living zone, well-equipped modern kitchen - Ducted reverse-cycle heating and cooling - Super-neat, easy-care rear yard with timber entertaining deck - Double auto-door garage with internal access - Close proximity to the comprehensive Casey Market Town shopping centre - Rental appraisal of \$700 to \$750 per week EER: 5 Land Size: 482m<sup>2</sup> Living Size: 165m<sup>2</sup> (approx.) Land Rates: \$2,707 p.a (approx.) Land Value: \$517,000 (approx.)