

31 Patrick Shaw Street, Casey, ACT 2913

STONE

Sold House

Monday, 14 August 2023

31 Patrick Shaw Street, Casey, ACT 2913

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 233 m2

Type: House



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\$645,000

This fabulous single-level, separate title home (no body corporate) is located on a quiet street in the sought-after suburb of Casey. The well-thought-out kitchen has a stone effect benchtop that extends out to provide a breakfast bar & plenty of space for preparing meals while socialising with family & friends. The open-plan effect of the kitchen & living area extends out through sliding doors to the covered alfresco. There is plenty of space for a table & chairs as well as a paved area & garden in the sun for those days when nothing but a barbecue will do. An added bonus is a single garage with remote control door access & storage. Springbank Rise Village Centre, which includes a Spar, café, medical centre & childcare centre is within walking distance, as is access to public transport & local parks. Features Overview:- North facing- Single-level floorplan, separate title home- NBN connected with FTTP- Age: 10 years (built in 2013)- EER (Energy Efficiency Rating): 6 Stars Sizes (Approx)- Internal Living: 81.80 sqm- Alfresco: 9.75 sqm- Porch: 1.35 sqm- Garage: 18.20 sqm- Total residence: 111.1 sqm- Block: 233 sqm Prices- Rates: \$550 per quarter- Land Tax (Investors only): \$742.96 per quarter- Conservative rental estimate (unfurnished): \$510 - \$530 per week Inside:- Bamboo flooring- Spacious bedrooms all with built-in robes- Main bathroom with walk-in shower, toilet and vanity- Open-plan kitchen, dining and living- Modern kitchen with ample storage space and stainless steel appliances- Light-filled living and dining area with glass sliding doors through to the back alfresco and yard- Large laundry room with external access- Split system installed in living/dining room- Wall-mounted gas heater installed in the living/dining- Instantaneous gas hot water- Single-car garage with internal access Outside:- Spacious alfresco area, perfect for entertaining- Easy to maintain front and back yard- Fully secure and private back yard, perfect for the kids and pets to play all day Construction Information:- Flooring: Concrete slab on ground- External Walls: Predominately brick veneer- Roof Framing: Timber: Truss roof framing- Roof Cladding: Concrete roof tiles- Fascia: Colorbond fascia- Gutters: Colorbond gutters- Window Frames: Aluminium window frames- Window Glazing: Single glazed windows Casey is sought after for its village lifestyle – local cafes, pub, dog park, walking and biking trails and communal green spaces including wetlands – while only a stone's throw from Gungahlin town centre and 15kms to the CBD. Springbank Rise was developed by multi-award-winning developers Lendlease. They are synonymous with designing and constructing stunning residential communities. Featuring wider streets, large established trees, open parkland and ponds. Inspections: We are opening the home most Saturdays with mid-week inspections. However, If you would like a review outside of these times please email us at: jesssmith@stonerealestate.com.au Disclaimer: The material and information contained within this marketing are for general information purposes only. Stone Gungahlin does not accept responsibility and disclaims all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties make further enquiries.