

**38 Tarling Street, Casey, ACT 2913**



**Sold House**

Tuesday, 19 December 2023

38 Tarling Street, Casey, ACT 2913

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 213 m2**

**Type: House**



Maxwell Jensen  
0402778603

**\$750,000**

Nestled in the welcoming neighbourhood of Casey, this single-level family home at 38 Tarling St is an inviting haven for those seeking a charming, move-in-ready property. This free-standing family home with no body corporate is the perfect entry point into the market for young families or downsizers. As you step inside, you'll discover three great-sized bedrooms all with built-in wardrobes, with the master separated from the other two bedrooms to give a bit more privacy. The master is large with its own ensuite and spacious walk-in wardrobe. One of the property's standout features is the covered outdoor entertaining area. Whether you're hosting a weekend barbecue with friends or unwinding with a book in the fresh air, this space is your private oasis, offering both privacy and an additional living area for relaxation. Built in 2015, this residence has been finished to a great standard and maintains a high EER rating of 6 which means year-round comfort without exuberant bills. Tarling St benefits from its lovely neighbours, characterized by owner-occupiers and the area maintains a close-knit community, making it especially appealing for families. You'll find many young families in the area, creating a warm and welcoming atmosphere for all residents. When it comes to convenience, this location truly shines. A short 10-minute stroll takes you to Casey Marketplace, where you can explore a variety of shopping, dining, and entertainment options. It's the perfect place to satisfy your daily needs and enjoy leisurely outings. In exceptional condition and move-in ready, this property invites you to embark on a new chapter in your life without delay. The beauty of 38 Tarling St, Casey, lies not only in its charming features but also in its perfect balance of suburban tranquility and urban accessibility. Don't miss the chance to make this lovely single-level home your very own. Contact us today to schedule a viewing and experience the comfort and convenience of 38 Tarling St, Casey, firsthand. For more information or to arrange a viewing, please reach out to Maxwell Jensen at 0402 778 603.

**Features-**

- Main bedroom fitted with walk-in wardrobe and ensuite
- Remaining bedrooms fitted with full size built-in wardrobes
- Covered rear entertaining deck with privacy shades
- 4 Burner gas cooktop
- Ducted reverse cycle heating and cooling
- Split system installed in bedroom 2
- Instant gas hot water
- North to the rear
- Single garage with internal access
- Free standing with no shared walls and no body corporate

**Nearby-**

- 400m to Casey Market Town
- 1km to Springbank dog park
- 1.1km to St. John Paul II College
- 1.6km to Gold Creek High School
- 4.9km to Gungahlin Marketplace
- 11km to Belconnen Westfield Numbers Approx-

**Land size:** 214sqm  
**Internal living:** 98sqm  
**UV:** \$399,000  
**Rates:** \$2,216  
**Land Tax:** \$2,841  
**EER:** 6.0

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