

**39 Scholtens Street, Casey, ACT 2913**

STONE

**Sold House**

Friday, 29 September 2023

39 Scholtens Street, Casey, ACT 2913

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 476 m2**

**Type: House**



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**\$1,005,000**

Situated in the esteemed master planned pocket of Casey, Springbank Rise, this immaculate 222 sqm residence boasts a perfect lifestyle of style, convenience, and quality. The versatile floorplan is perfect for all demographics, with two separate living areas, a large open-plan kitchen dining space, four spacious bedrooms and ample storage throughout. Bathed with natural light all day, this stunning home enjoys seamless flow from your living area to the outdoor alfresco space, perfect for entertaining whilst watching the kids play amongst the manicured & easy-care private yard. Just a moment's walk to local parks, the Casey Market Town and a short drive to Margaret Hendry School and in a very family-friendly pocket of this wonderful suburb. Features Overview:- Stunning north-facing living areas - Split-level floorplan, free-standing separate title home- Stunning high ceilings- Located in the esteemed area of Springbank Rise- NBN connected with FTTP- Age: 9 years (built in 2014)- EER (Energy Efficiency Rating): 6.0 Stars Sizes (Approx.)- Internal Living: 167.48sqm- Garage: 36.30sqm- Porch: 2.24sqm- Alfresco: 16.13 sqm- Total residence: 222.15 sqm- Block: 476 sqm Prices- Rates: \$821.28 per quarter- Land Tax (Investors only): \$1,268.75 per quarter- Conservative rental estimate (unfurnished): \$750-\$770 per week Inside:- High ceilings throughout - Each room bathed with natural light - Versatile floorplan with two separate living areas- Large open-plan kitchen with high-quality appliances - Separate dining space - Family room with seamless flow to the outdoor alfresco- Ample storage throughout the home- Four bedrooms all with built-in robes- Master suite with walk-in robe and double vanity- Main bathroom with quality fixtures and fittings, separate bath and shower- Security system and ducted vacuum system Outside:- Undercover alfresco area perfect for outdoor entertaining- Manicured private backyard with grass space, perfect for kids and pets- Established greenery enhances privacy- Garden shed and water tank- Side access to the home Construction Information:- Flooring: Concrete slab- External Walls: Brick veneer and colorbond cladding- Roof Framing: Timber: Truss roof framing- Roof Cladding: Colorbond roof cladding- Fascia: Colorbond fascia- Gutters: Colorbond gutters- Window Frames: Aluminium window frames- Window Glazing: Single glazed windows- Wall Insulation: Thermal insulation value approximately R-2.0- Roof Insulation: Thermal insulation value approximately R-4.0 with R-1.0 Anticon roof blanket 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 15 km 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: [jessdoolan@stonerealestate.com.au](mailto:jessdoolan@stonerealestate.com.au) Disclaimer: The material and information contained within this marketing is 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 to make further inquiries.