

# 6 Westerman Street, Casey, ACT 2913

STONE

## Sold House

Friday, 11 August 2023

6 Westerman Street, Casey, ACT 2913

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 233 m2

Type: House



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**\$810,000**

Situated in the sought-after and convenient suburb of Casey you will find this beautiful modern terrace home. Featuring a private backyard and spacious living areas, this home is perfect for someone who is looking for a low-maintenance property with ample space for the whole family. The brick façade gives this home a timeless charm, while still maintaining a modern feel. Ducted reverse cycle heating and cooling is installed throughout the home to ensure maximum comfort in the cold Canberra winter. Other features of this property include gas instantaneous hot water system and a double car garage with remote controlled door. Features Overview:- North facing- Split-level floorplan, separate title home - Downstairs toilet - Stunning views of One Tree Hill from the master suite bedroom and balcony- NBN connected- Age: 14 years (built in 2009)- EER (Energy Efficiency Rating): 6 Stars Sizes (Approx)- Internal Living: 129.60 sqm (73.60 sqm upstairs and 92.00 sqm downstairs)- Front Porch: 2.25 sqm- Pergola: 3 sqm- Back Porch: 6.86 sqm- Balcony: 4.57 sqm- Garage: 40.30 sqm- Total residence: 186.58 sqm- Block: 233 sqm Prices- Rates: \$625.5 per quarter- Land Tax (Investors only): \$907.75 per quarter Inside:- Master suite with walk-in robe, ensuite and balcony- Spacious bedrooms all with built-in robes- Main bathroom with bath, walk-in shower and separate toilet- North-facing front living room with spacious study nook and glass sliding doors through to the front courtyard- Roman and blackout blinds- Laundry room with WC downstairs- Open-plan living, dining and kitchen- Well-positioned kitchen with ample storage and bench space- Stainless steel appliances - Island bench- Dining room with glass sliding doors through to the back courtyard- Ducted reverse cycle heating and cooling- Instantaneous gas hot water Outside:- Double car lock-up garage - Easy to maintain front and back courtyards Construction Information:- Flooring: Concrete slab on ground and timber flooring to the upper level- 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- Wall Insulation: Thermal insulation value approximately R-1.5- Roof Insulation: Thermal Insulation value approximately R-4.0 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. 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](mailto: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.