

# 77 Rockwood Street, Casey, ACT 2913

STONE

## Sold House

Thursday, 4 April 2024

77 Rockwood Street, Casey, ACT 2913

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 240 m2

Type: House



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**\$775,000**

Situated in the highly desirable suburb of Casey, this single-level residence offers an ideal opportunity for first home buyers, investors, or downsizers. Impeccably presented throughout, the home boasts an abundance of natural light and privacy, creating a welcoming atmosphere. The spacious living area seamlessly connects to the dining space and modern kitchen, making it perfect for entertaining. Three well-appointed bedrooms, including a master with ensuite, provide comfort and tranquility. Outside, the low-maintenance yard is perfect for relaxation or outdoor dining. With its separate title and convenient location near Casey Market Town, this home epitomizes comfortable and convenient living in Canberra

**Features Overview:-** Single level floorplan- 6.6kW Solar System installed and still under warranty- Freshly painted throughout- Brand new carpets installed- Close proximity to Casey Market Town (4 minute walk 280 metres)- NBN connected with FTTP- Age: 10 years (built in 2014)- EER (Energy Efficiency Rating): 5.5 Stars Sizes (Approx)- Internal Living: 98.29 sqm- Porch: 1.77 sqm- Garage: 21.18 sqm- Total residence: 121.24 sqm- Block: 240 sqm

**Prices-Rates:** \$621 per quarter- Land Tax (Investors only): \$1203.45 per quarter- Conservative rental estimate (unfurnished): \$600 - \$620 per week

**Solar:-** 6.6kW system- Installed September 2022- Warranty on inverter lasts until 2032- Panel warranty lasts until 2035- Workmanship warranty by installer lasts until 2032 (SolarHub Canberra)

**Inside:-** Master bedroom featuring a spacious built-in robe and ensuite for added luxury- Generously sized bedrooms, all equipped with built-in robes- Well-appointed bathroom boasting a full-size bathtub and a separate toilet for added convenience- Laundry room conveniently connected to the bathroom, ensuring seamless functionality- Open-plan living and dining areas creating a welcoming space for relaxation and entertaining- Stylish kitchen complete with a breakfast bar, perfect for casual dining and meal preparation- Ducted reverse cycle heating and cooling

**Outside:-** Single car garage providing secure parking and storage space

**Construction Information:-** Flooring: Concrete slab on ground- External Walls: Brick veneer- Roof Framing: Timber: Truss roof framing- Roof Cladding: Concrete roof tiles- Window Glazing: Single glazed windows- Wall Insulation: Thermal insulation value approximately R-2.0- Roof Insulation: Thermal Insulation value approximately R-5.0

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 on: [jesssmith@stonerealestate.com.au](mailto:jesssmith@stonerealestate.com.au)

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