

# 35 Ruth Dobson Street, Casey, ACT, 2913

STONE

## House For Sale

Friday, 9 August 2024

35 Ruth Dobson Street, Casey, ACT, 2913

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Jess Smith  
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## Executive 338 sqm Three Bedroom

Property to be auctioned onsite on the 31/08/2024 at 1:30pm with offers welcome prior.

From the moment you enter, this exquisite home in Casey captivates with its blend of luxury and comfort, creating a perfect sanctuary for family life. The master bedroom serves as a serene retreat, complete with a walk-in robe and ensuite, while additional bedrooms, all with built-in robes, offer a cozy haven for everyone. The well-appointed main bathroom, featuring a full-sized tub and separate shower, provides a spa-like experience.

The spacious media room is perfect for family entertainment, while the open-plan family and dining area fosters a warm, inviting atmosphere for gatherings. The heart of the home, the gourmet kitchen, is a chef's dream with its butler's pantry, built-in wine fridge, wine racks, and an island bench, ideal for hosting memorable meals. Practical touches include a large laundry with ample storage and a double car garage for secure parking.

Step outside to a beautifully landscaped backyard designed for both relaxation and play. The low-maintenance lawn is perfect for family activities. This stunning home in Casey offers a perfect blend of elegance, comfort, and functionality, making it an ideal choice for creating lasting family memories.

### Features Overview:

- Single level floorplan
- Solar system – 32 panels – 11.8KW
- 4 x external camera security system with internal monitor. Can be viewed remotely via mobile phone.
- High ceilings throughout entire house
- Electrolux 900mm Multifunction Pyrolytic Oven, 900mm Ceramic Gas Cooktop, 860mm Integrated Rangehood
- Miele built in microwave
- 2 x Fisher & Paykel Dish Drawer Dishwashers
- Zenon Crystal 8 Light Pendant over kitchen bench
- KOCOM Handsfree Videophone to front door
- 4 x ceiling speakers to Family room TV
- 2 x ceiling speakers to Media room TV
- All gardens have an irrigation system operated
- Double glazing to all family area windows.
- NBN connected with FTTN
- Age: 13 years (built in 2011)
- EER (Energy Efficiency Rating): 4.5 Stars

### Sizes (Approx)

- Internal Living: 213 sqm
- Pergola 1: 39.26 sqm
- Pergola 2: 16.8 sqm
- Porch: 7.7 sqm
- Garage: 61.5 sqm
- Total Residence: 338.26 sqm
- Block Size: 599 sqm

### Prices

- Rates: \$778 per quarter
- Land Tax (Investors only): \$1813 per quarter
- Conservative rental estimate (unfurnished): \$760 - \$790 per week

### Inside:

- Master bedroom with walk-in robe and ensuite
- Additional bedrooms with built-in robes
- Well-appointed main bathroom with full-sized tub and separate toilet
- Spacious media room
- Open-plan family and dining area
- Gourmet kitchen featuring a butler's pantry, built-in wine fridge, wine racks, and an island bench
- Large laundry with ample storage
- Double car garage
- ACTRON Air Ducted Air Conditioning System – 3 zones (living areas) (bed 1) (Beds 2 & 3).
- IXL NEO Heat/Vent/Light Tastic to both Bathroom and Ensuite

Outside:

- Pergola with festoon lights
- Pergola with fairy lights
- Low-maintenance lawn, great for play and leisure

Construction Information:

- Flooring: Concrete slab on ground
- External Walls: Brick veneer
- Roof Framing: Timber: Truss roof framing
- Roof Cladding: Colorbond roof cladding
- Window Glazing: Single and double-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.

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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