

**5 Quealy Street, Casey, ACT, 2913**



**House For Sale**

Wednesday, 14 August 2024

5 Quealy Street, Casey, ACT, 2913

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

## Exceptional entry level separate title residence

Embrace the endless opportunities and lifestyle that this exceptional entry level separate title residence offers you. Well constructed and designed to replicate comfort and practicality. Ideal in position, it is located in the ever growing suburb of Casey. This stunning property is ideal for any buyer seeking to secure their first piece of real estate, local residents looking to upgrade or downsize, or the savvy investor seeking a tasteful addition to their portfolio, this charming oasis is sure to tick all the right boxes and many more.

Step inside and be captivated by the spacious, light-filled residence catering to contemporary open plan living. This home has been meticulously designed to capitalise on orientation, practicality and natural lighting. The open plan living offers you a spacious dining area and lounge area with a seamless flow for day to day comfort and relaxation.

For the astute home chef, the well sized kitchen with island offers a practical layout to prepare homemade meals to perfection, offering you plenty of cupboard and bench space for easy and simple meal preparation. This kitchen is fitted with stainless steel appliances, gas cooktop and electric oven, bespoke joinery and a generous amount of pantry space.

Unwind in comfort, this residence has 2 generously sized bedrooms all featuring built in robes and plenty of natural sunlight. The master bedroom has a reverse cycle air conditioner for relaxation. The bathroom is generous in size and obtains a practical layout. Featuring full height tiling, shower and floating vanity space for day to day usage.

This property is well equipped with a well sized backyard space for the kids to play yet extremely manageable for general maintenance and upkeep. Car accommodation has been carefully thought of catering to a single car garage with an automatic roller door with a lengthy driveway for outdoor car accommodation.

Located in the sought after suburb of Casey, experience the benefits of living just a moments away from Casey shopping centre, moments away from public and private schools and a short drive away from the well renowned Gungahlin Town Centre. Residing in such a lucrative location unlocks endless opportunities to experience all the amenities this family friendly location has to offer. If you have further questions or wish to inspect this stunning home, please feel more than welcome to contact Joshua Gutierrez on 0431 674 662.

### Key features:

Perfectly positioned in Casey's desirable enclaves

North facing to rear side of the block

Open plan living area

Wall mounted heater

Well sized backyard space

Reverse cycle heating and cooling

Kitchen with island bench

Stainless steel appliances

Electric oven

Ample bench space

Tile splashback

2 generously bedrooms with built in robes

Built in robes to both bedrooms

Bathroom with shower, full height tiling and floating vanity unit

Laundry room

Built in linen storage

Single car garage with automatic roller door

Medium length driveway for open car accommodation

Moments away from Casey shopping centre, moments away from public and private schools and a short drive away from the well renowned Gungahlin Town Centre

Key figures:

Living area: 82m<sup>2</sup>

Block size: 234m<sup>2</sup>

Rates: \$2,304 p.a (approx.)

Land tax: \$3,395 p.a (approx.)

EER: 5.5