

**79/ Rockwood Street, Casey, ACT, 2913**



**House For Sale**

Sunday, 11 August 2024

79/ Rockwood Street, Casey, ACT, 2913

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**

## Ideal Three-Bedroom Home for First-Time Buyers and Investors

This house is currently rented for \$700pw until 26/10/2024.

Perfect for First Home Buyers and Investors: Three-Bedroom Home in Casey

This house is currently rented for \$700 per week until 26th August 2024.

Discover this charming three-bedroom home with an open floor plan and bright living area, ideally located in the heart of Casey. This property is perfect for first-time home buyers and investors alike.

### Features:

#### - Open-Concept Living:

The home features a spacious living area with tile flooring in the living area and kitchen, and carpeted bedrooms. The modern kitchen boasts stainless steel appliances, including a 900mm gas stove, and opens to the dining and living areas.

- Comfort and Convenience: The main bedroom includes an ensuite and built-in wardrobe, while two additional bedrooms also have built-in wardrobes. The home offers a main bathroom with a bathtub and separate toilet.

- Parking and Accessibility: Driveway parking and a single garage with internal access provide convenience and security. The home also features reverse cycle ducted heating and cooling to keep you comfortable year-round.

- Outdoor Space: Enjoy a lovely wooden deck overlooking a spacious backyard, perfect for entertaining.

- Prime Location: Just a short walk to Casey Market Town and nearby parks, with easy access to schools including St John Paul II College, Burgmann Anglican School, and Gold Creek Primary and High School. The Gungahlin Town Centre is a short drive away.

### Additional Features:

- Separate title property, no strata/body corporate fees
- 2.55m ceiling height
- Fly screens on all opening windows and sliding doors
- NBN Connection
- Low maintenance front and back garden
- Secure garage parking with internal and remote access
- Extra driveway parking in front of the garage

### Property Details: (Approx.)

- EER: 5
- Living size: 98m<sup>2</sup>
- Garage size: 22m<sup>2</sup>
- Total size: 120m<sup>2</sup>
- Block size: 240m<sup>2</sup>
- Rates: \$621per quarter
- Land Tax: \$827.21 per quarter (if rented)

- Rental income: \$700 per week