



**SOLD**

## IDEAL DOWNSIZER OR FIRST HOME!

Discover the perfect blend of comfort and convenience with this charming, freestanding three bedroom home nestled in a tranquil cul-de-sac location.

Recently refreshed with new carpet & curtains, and freshly painted throughout, this warm and welcoming home is tailor-made for downsizers or first-time homebuyers looking for a move-in ready property.

The lounge room is a delightful space, filled with light and overlooking the established front garden. The kitchen, whilst original, provides ample storage and buyers will love the spacious adjoining family/meals room. The sensible floorplan segregates two bedrooms from the main, whilst the two-way bathroom provides ensuite functionality.

This tidy home is positioned within walking distance to Ngunnawal Primary School, and close to Casey Market Town for groceries or great takeaway options.

### Key Features:

- Freestanding
- New Paint, Carpet & Curtains
- Gas Cooktop
- Built-Ins to 2 of 3 Bedrooms
- Gas Wall Heater
- Single Carport
- Close to Shops, Schools, Transport and Walking Trails

This home presents a rare opportunity to experience comfortable living in a sought-after location. Whether you're downsizing or stepping into homeownership for the first time, this property ticks all the boxes!

### Key Figures:

- UV: \$322,000
- Rates: \$2,150pa (approx)
- Land Tax: \$3,034pa (approx. - only if rented)
- Rental Estimate: \$525pw-\$575pw

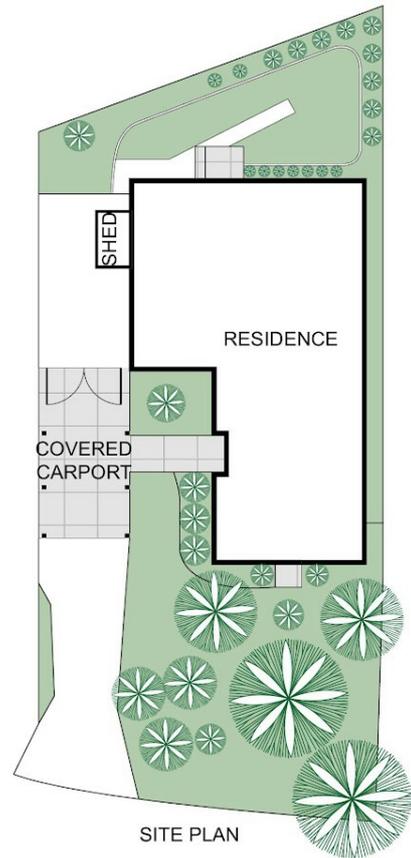
**3 BED | 1 BATH | 1 CAR**

**PRICE:**  
\$685,000

**OPEN FOR INSPECTION:**  
N/A



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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.