



FOR SALE

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:

Finalising Offers

OPEN FOR INSPECTION:

N/A

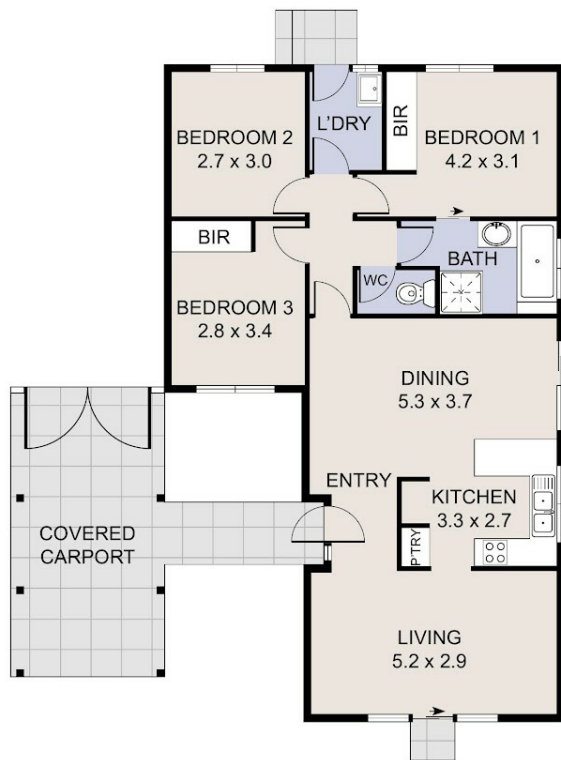


Catherine Halloran

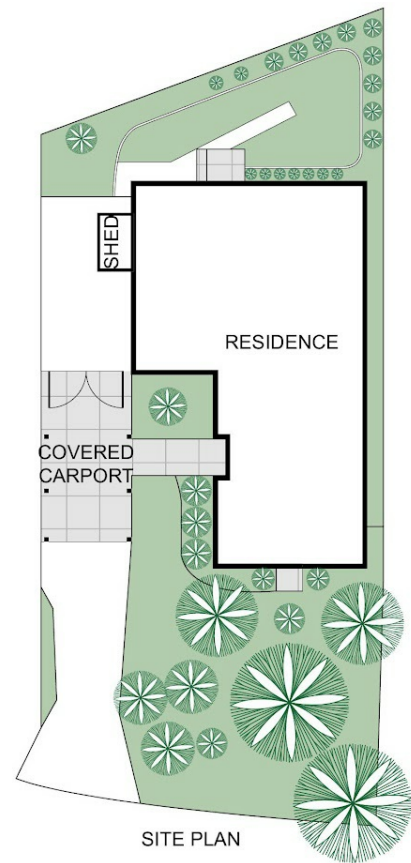
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GROUND FLOOR



SITE PLAN

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.