







6 Shedden Street, Casey

Queensland Bound Owners - Turn Key Opportunity!

The owners have relocated to Queensland and won't return, and with their next chapter calling, this is your opportunity to secure a great home in the popular suburb of Casey.

The home features three well-sized bedrooms, two bathrooms and a double garage with the added convenience of internal access. A private backyard provides space to relax, pop in a trampoline for the kids and enough space for your four-legged friends.

Location is a real highlight, with Casey Market Town just a short drive or walk around the corner, offering a great selection of cafés, restaurants, shops and everyday essentials. Three local parks are within walking distance, including a dedicated dog park, while the nearby Kinlyside Nature Reserve provides options for walking, hiking and enjoying the outdoors.

This home is very well positioned for families, with a good selection of public, Catholic and independent schools for all ages within a short drive.

Gungahlin Town Centre is approximately seven minutes away, with

3 2 2

FOR SALE
$875,000

VIEW
Sat 7th Nov @ 10:00AM - 10:30AM

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AGENCY
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All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

convenient access to arterial roads connecting you to the Canberra CBD and Belconnen.

Calling Queensland home now, the owners are looking forward to handing the keys over to someone new. For those looking to secure a comfortable, turn key home in a convenient location, this is an opportunity worth acting on. Don't let someone else get there first!

Property features include:
• Light-filled interiors with a practical, family-friendly floorplan
• Separate living areas providing flexibility for families
• Open-plan, functional kitchen, open plan dining
• Well-proportioned bedrooms with built-in wardrobes
• Master bedroom featuring a private ensuite
• Ducted heating and cooling for year-round comfort
• Double garage with internal access
• Secure, private backyard
• Family-friendly neighbourhood surrounded by established amenities
• Walking distance to local parks and recreational spaces
• Close proximity to Casey's shopping and dining precinct
• Easy access to Gungahlin's shopping, dining and entertainment options
• Close to nature reserves, walking tracks and outdoor recreation
• 7 Minute drive to Gungahlin Town Centre's shopping, dining and entertainment options
• Good selection of public, Catholic and independent schools for all ages within a short drive
• Convenient access to arterial roads connecting to the City and Belconnen

Property Statistics:
Block Size: 405 sqm
House Size: 115 sqm
EER: 4.5
UV: $566,000
Rates: $3,312 p.a.
Land Tax: $6,163 p.a. (for investors only)

Disclaimer:
All information contained herein is gathered from external sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries and satisfy themselves in all respects.



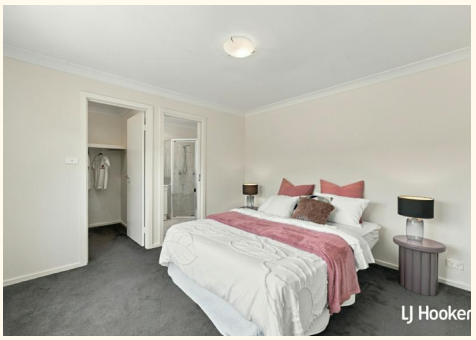
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MORE DETAILS

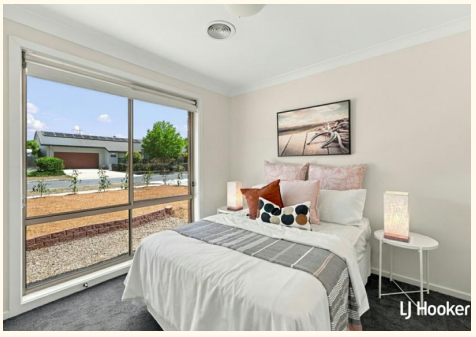
Property ID	HP1AJF8H
Property Type	House
House Size	153 m2
Land Area	405 m2
EER	4.5
Including	Air Conditioning Ducted Cooling Ducted Heating Dishwasher Built-in-Robes Secure Parking Fully Fenced Remote Garage











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Disclaimer: Plans are indicative only and should be checked by the prospective purchaser.
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