

# 13/16 David Miller Crescent, Casey, ACT 2913

LUTON

## Sold Unit

Friday, 18 August 2023

13/16 David Miller Crescent, Casey, ACT 2913

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 79 m2

Type: Unit



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## Contact agent

This exceptional ground floor unit is perfect for down-sizers, young families, professionals or investors. Boasting 2 bedrooms, 1 bathroom, and a double car space, this residence is a haven of convenience. Step into the inviting living spaces adorned with floating timber floors, creating an ambiance that radiates warmth and style. The open layout not only embraces a seamless flow but also provides an optimal space for relaxation and gatherings. This is where cherished memories are made. The bedrooms have been designed with your comfort in mind. Soft carpets underfoot in these spaces provide a cozy haven that immediately puts you at ease. Whether it's morning or night, these bedrooms promise the tranquility you deserve. One of the standout features of this property is the modern kitchen, complete with an induction cooktop. This sleek and efficient space is a delight for those who love to cook and entertain. Prepare gourmet meals with ease and style, while enjoying the functional and contemporary design that defines this kitchen. As you explore further, you'll be captivated by the perfect courtyard, an extension of your living space. Imagine leisurely mornings with a cup of coffee or alfresco evenings with loved ones. This private oasis is a canvas for your outdoor dreams. This home not only offers modern living but also grants you access to a welcoming community. Proximity to schools, amenities, parks, and shopping centers adds unmatched convenience to your lifestyle. 13/16 David Miller Crescent is an opportunity you don't want to miss. With its ground floor ease, modern kitchen, and enchanting courtyard, it's the perfect match for down-sizers seeking comfort and style. Contact us now to arrange a viewing and experience firsthand the harmony of contemporary living in Casey. Your dream home awaits!

**Property Features**  
Construction: 2012  
EER: 6 Stars  
Land Tax: \$780 P/Q  
Approx. Rates: \$392 P/Q  
Approx. Body Corp: \$1456 P/Q  
Approx. Rental Appraisal: \$500/Week  
Living size: 79.6 m<sup>2</sup>  
Back Courtyard: 41.6 m<sup>2</sup>  
Front Balcony: 12.2 m<sup>2</sup>  
Features: - Timber Floor in living space. - Modern kitchen - Stone benchtops - Induction cooking, dishwasher, and electric oven - Ample storage - European Landry - Large courtyard with additional smaller courtyard - LED down lights - 5 minute walk to Casey shops - Close to schools - Close to public transport