

23/16 David Miller Crescent, Casey, ACT 2913



Sold Unit

Friday, 11 August 2023

23/16 David Miller Crescent, Casey, ACT 2913

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 74 m2

Type: Unit

\$456,000

Conveniently located within walking distance to Casey Market Town, this north-facing apartment is a must-see for investors or first-home buyers eager to enter the market and experience the best in convenience and lifestyle. Spacious in its design the open-plan living area boasts a layout providing ample space for relaxation and entertainment. Whether you're hosting a gathering with friends or enjoying a cozy night in, this home offers the perfect environment to suit your lifestyle. Say goodbye to parking woes with the convenience of two basement car spaces. You'll have the freedom to come and go without the hassle of searching for a parking spot. This property benefits from its prime location where you can enjoy the vibrant community atmosphere, and explore the various amenities, shops, cafes, and restaurants at Casey Market Town just a short stroll away. This coveted location ensures that everything you need is right at your doorstep. Don't miss out on this exceptional opportunity to secure a property that offers both convenience and lifestyle. Whether you're an astute investor or a first-home buyer, this property ticks all the boxes. Contact us today to arrange an inspection and discover the endless possibilities this property has to offer.

The Perks:

- Walking distance to Casey Market Town
- Ideal for investors or first-home buyers
- Spacious open-plan living area
- Kitchen with stone benchtops, European stainless steel appliances, and ample storage
- Two generous bedrooms with built-in robes
- Split reverse cycle air conditioning
- Balcony with district views
- Two basement car spaces & a storage cage
- Easy commute to Gungahlin Town Centre, Belconnen, or the City

The Numbers:

- Build: 2012
- Living: 74.5m²
- Balcony: 13.6m²
- Total: 88.1m²
- EER: 6 stars
- Rates: \$386 p.q. approx.
- Land Tax: \$467.15 p.q. approx.
- Body Corporate: \$1,331.97 p.q. approx.
- Sinking fund balance \$971,683.32 approx.
- Rental estimate: \$545 - \$565 per week approx.