

**25/16 David Miller Crescent, Casey, ACT 2913**



**Unit For Sale**

Thursday, 15 February 2024

25/16 David Miller Crescent, Casey, ACT 2913

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**



Tom Coates

0410977121

**\$450,000+**

Welcome to your future home or investment in the heart of Casey, where contemporary living meets comfort and convenience. This stylish two-bedroom, two-bathroom apartment is in the well-sought-after Berwick Apartments and provides a perfect blend of functionality and aesthetic appeal, offering you a cosy haven to call your own. This stunning property is designed for comfort and convenience. The two generously sized bedrooms are bright and inviting, offering a warm and welcoming atmosphere. The large windows provide picturesque views of the surrounding area, adding to the property's charm and appeal. The two well-appointed bathrooms and laundry make everyday life easy and convenient. The main bedroom is a peaceful retreat, featuring an ensuite and a spacious walk-in wardrobe that offers privacy and convenience. The fully equipped kitchen boasts modern appliances, ample storage, and a stylish design. The open living area is designed for comfort and entertainment, seamlessly connected to the kitchen and dining space and a spacious balcony. This property offers two secure underground parking spaces and a secure storage area, providing ample space. Situated in the heart of Casey, you'll have easy access to local amenities, schools, parks, and shopping centres. Public transport options are also within reach, making commuting a breeze. This home will be auctioned on Thursday, 7th March 2024, at 5:00 pm, at 2/14 Wales Street, Belconnen, unless sold prior. Contact me today for more information or attend the next open home to secure this great opportunity!

**Key features:**

- Two well-appointed bedrooms
- Two spacious modern bathrooms
- Two secure basement parking spaces
- Modern kitchen with Miele appliances
- Mitsubishi reverse cycle air conditioning
- Secure intercom access
- Lockable storage area in the basement
- Within walking distance of Casey Market Town
- South facing balcony

**Stats:**

- Year built: 2012
- Living: 74.5m<sup>2</sup>
- Balcony: 19.1m<sup>2</sup>
- EER: 6.0 stars
- Rates: \$425.13 per quarter
- Land Tax (if rented): \$529.94 per quarter
- Body Corporate: \$1,257.19 per quarter
- Rental Return: \$540.00 - \$570.00 per week
- Rented Until: 14th November 2024

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