

# 26 Lambrick Lane, Casey, ACT 2913

## Townhouse For Sale

Thursday, 6 June 2024



26 Lambrick Lane, Casey, ACT 2913

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 83 m2**

**Type: Townhouse**



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## Offers Over \$609,000

Positioned in the heart of Casey on a low-maintenance block, this beautifully designed separate title 2-bedroom townhome boasts a light-filled 83m<sup>2</sup> of internal living space. Perfect for those looking to enter the market or downsize, this home features a blend of classic and neutral modern tones throughout, providing a warm and welcoming feeling. The functional, spacious floor plan allows for easy living and provides space for all to enjoy. The kitchen boasts a modern and functional design, equipped with ample storage, a gas cooktop, ducted rangehood, and a tiled splashback ensuring style and functionality. The open-plan living area features large windows that allow for an abundance of light to flow throughout, while also offering additional space for entertaining. Through the sliding doors, the entertainer's courtyard is enclosed by timber frames for privacy while still welcoming the afternoon sun. Car enthusiasts will be delighted to park their pride and joy in the double-enclosed carport at the rear of the property, complete with a remote control roller door and additional storage. Upstairs, the two large bedrooms are serviced by the modern and updated main bathroom and separate toilet. Bedroom 1 is complemented by a walk-in robe and reverse cycle air-conditioning, while Bedroom 2 boasts an oversized mirrored built-in robe with ample storage space. Pay NO body corporate fees and be located across from Casey Market Town, where you have all the conveniences you need and more. Combining convenience, style, and space, 26 Lambrick Lane, Casey presents the perfect opportunity for first-home buyers or downsizers alike to purchase a quality home in an ideal location.

**The Perks:**

- Separate title - No body corporate fees
- 83m<sup>2</sup> of spacious internal living space
- 170m<sup>2</sup> of premium Casey land
- Spacious & light-filled living and dining area
- Modern kitchen with stone benchtops and ample storage
- Stainless steel appliances include gas cooktop, ducted rangehood and dishwasher
- Split reverse cycle air conditioning
- Internal European laundry
- Main bathroom with shower, bath, and floor-to-ceiling tiles
- Separate toilet
- Bedroom 1 with walk-in robe, double glazed window and reverse cycle air conditioning
- Bedroom 2 with oversized mirrored built-in robe
- Large paved entertaining courtyard
- Fresh grass and recently pruned mature trees
- Double-covered carport with remote control roller door and extra storage
- Across the road from Casey Marketplace
- Close to schools, parks and playgrounds

**The Numbers:**

- Build: 2014
- Block: 180m<sup>2</sup>
- Internal living: 83m<sup>2</sup>
- Carport: 40m<sup>2</sup>
- Rates: \$2,235 p.a. approx.
- Land Tax: \$3,196 p.a. approx.
- Land Value: \$353,000 (2023)
- Rental Estimate: \$570 - \$600 per week
- EER: 4 stars