

**26 MacAndie Street, Casey, ACT 2913**



**Sold House**

Monday, 14 August 2023

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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 487 m2**

**Type: House**



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**\$1,000,000**

Find your family's perfect fit in this luxurious family home with its perfect positioning & thoughtful design. This single level residence in Springbank Rise checks every box from the proximity to prominent local schools and wide-spanning local parks, to separate living spaces and a low-maintenance lifestyle. Parents, pets and picky kids will all be smiling wide when you unlock the door to number 26. Upon entering the house, you will come across the first living area which is separated from the rest of the home. This area can be closed off, providing a secluded and cosy space to spend your Friday night watching a movie. However, the open plan living area is where you will be spending most of your time, and it is the perfect place to entertain your family and friends. The modern kitchen is a great feature of this area, providing ample bench space and a walk-in pantry. The open plan living area flows to the covered alfresco entertaining area and backyard, the perfect spot for relaxing and spending time with your loved ones throughout the year. All of the bedrooms are generous in size & are located in the same wing of the house, perfect for families to enjoy their own space while still being in close proximity. All this is positioned on a large corner block overlooking reserve & surrounded by other quality homes. If you need extra space for the family's vehicles, there are plenty of options in the driveway in addition to the double sized garaging with remote entry and internal access. To get a copy of the digital brochure containing an explanation of our friendly sales campaign and the full contract, please send us an email from any of the portals and note your full name and mobile number and it will be automatically sent to you.

**Features overview:** Single level, freestanding, house North facing living areas Located opposite parkland/reserve Easy access to local walking trails and reserve Vacant possession on offer (no waiting for owners or tenants to find another home) Early access prior to settlement available if you need to move in quickly (occupation licence required) Flexible settlement options available if you have another property you want, or need, to sell or need more time to secure financing

**The numbers (approx):** Living size: 169m<sup>2</sup> Alfresco entertaining: 15m<sup>2</sup> Garage size: 39m<sup>2</sup> Block size: 487m<sup>2</sup> UCV: \$582,000 Age: 12 years. (Built 2011). General Rates: \$3,860.90 p.a. Water & sewerage rates: \$704 p.a. Land Tax (investors only): \$6,492.74 Rental estimate (unfurnished): \$700 - \$740 per week (approx) Energy rating: 5 stars Inside: 2 distinct and separated living areas Formal living room at front of home Open-plan family and dining space with access to outdoor entertaining area Kitchen with 20mm stone benchtops, 5-burner gas cooktop with externally ducted rangehood, electric oven & dishwasher Walk in pantry with further bench space, shelving & power Bedroom wing can be completely shut off with cavity sliding door Main bedroom is oversized and features a generous walk-through robe with shelving & hanging space Ensuite has vanity, toilet, large shower, tasteful heat lamps plus window for external ventilation Bedrooms 2, 3, 4 all feature swinging door, built-in robes Large main bathroom with corner shower, bath, vanity with 20mm stone benchtops with mirror over, tasteful heat lamps plus window for external ventilation Separate toilet room with vanity Sliding door access to the laundry room which has a built-in sink, 20mm stone benchtop with cupboard underneath, and access to rear yard Double door linen closet with shelving plus separate storage cupboard Ducted gas heating & ducted evaporative cooling throughout Fast internet - NBN connected - fibre to the premises Double garage with additional storage space at the rear with remote controlled doors and internal access

**Outside:** Corner block, siding/overlooking reserve Tiled and covered alfresco entertaining area opening off the family room with lighting Fully enclosed rear yard with lush grass, providing an ideal play area for both children and pets Gas hot water system Clothesline and rainwater tanks on rear wall Landscaped front yard offering a wonderful street appeal Lots of additional parking options off the road A few minutes walk to Casey shopping precinct, a fantastic local shopping area with Supabarn, Aldi & cafes A short drive to Gungahlin Town Centre Close to several private & public schools such as St John Paul II college, Gold creek ELC/primary/high, Holy spirit ELC/primary, Ngunnawal primary & Burgmann school

**Construction:** Brick veneer exterior walls Concrete slab Timber truss roof framing Concrete roof tiles Colorbond facias and gutters Aluminium window frames Brick pillars & timber fencing

**To Help Buyers** We advertise a guide price which your offer must exceed. Offers can be conditional (subject to finance/valuation) or unconditional and on a contract with a waiver of the cooling off (preferred) We have a solicitor that can provide a FREE contract review and section 17 if required All offers are confidential & will not be disclosed to other buyers for privacy purposes A 5% deposit is acceptable upon exchange of contracts