

**30 Joyce Bull Lane, Casey, ACT 2913**

**VERV**

**House For Sale**

Friday, 9 February 2024

30 Joyce Bull Lane, Casey, ACT 2913

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 142 m2**

**Type: House**



Paul Heymel  
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**\$600,000 - \$620,000**

Welcome to 30 Joyce Bull Lane, Casey – a prime investment opportunity perfect for property investors seeking a lucrative venture. This double-storey, self-titled property is currently tenanted until October 17th, 2024, presenting an immediate income stream. The current tenants express a desire to extend their stay, offering stability for prospective investors. This self-titled, double-storey residence sits on a generous land size of 143m<sup>2</sup>, with a spacious floor area measuring 98m<sup>2</sup>. Perfectly designed for modern living, it comprises 2 bedrooms, each equipped with inverted heating and cooling systems and block-out blinds for optimal comfort. The main bedroom is a sanctuary with soundproofing double windows, a walk-in wardrobe, and a separate toilet and bathroom showcasing a luxurious double shower. Adding to its allure, the second bedroom features its own ensuite and built-in robe, ensuring privacy and convenience. A double extra-large garage with a remote door provides secure parking and easy access, seamlessly connecting to the courtyard. Downstairs, inverted heating and cooling create a welcoming ambiance throughout the open dining and living area, complemented by a stylish kitchen boasting a stone top bench. Convenience is key with a bathroom and laundry located downstairs, along with a storage cupboard under the staircase for added organization. Enjoy outdoor gatherings in both the front and rear courtyards, offering ample space for entertainment and relaxation. Conveniently located just a short stroll away from Critchley Street Playground and a mere 5-minute drive from Casey Market Town, residents have access to a range of amenities, including shopping, dining, and recreational facilities. Don't miss this opportunity to invest in a property that offers both immediate returns and long-term potential. Features: • Main bedroom complete with a walk in wardrobe and separate toilet and bathroom • Second bedroom complete with an ensuite • Open-plan living and dining • Inverted heating and cooling downstairs • Front and back courtyard • Under staircase storage • Close to Casey Market Town, local schools, playgrounds, and walking trails. • Close to Gold Creek Primary School, Holy Spirit Primary School, St John Paul II College, and moments from Burgmann School and Gungahlin College. • Currently tenanted until 17/10/2024 (tenants would like to stay on if possible). Essentials: • Build: 2012 • Block: 143m<sup>2</sup> • Living: 98m<sup>2</sup> • EER: 6 stars • Rates: \$464.89 p/q