

# 32 Lansdown Crescent, Casey, ACT 2913



## Sold House

Thursday, 12 October 2023

32 Lansdown Crescent, Casey, ACT 2913

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 180 m2

Type: House



Will Honey

0261741282

**\$635,000**

Situated on a low maintenance block this beautifully designed separate title 2-bedroom tidy home boasts a light filled 83m<sup>2</sup> of internal living space. Perfect for those looking to enter market or downsize, this home offers it all. The home features a blending of classic & neutral modern tones throughout providing a warm & welcoming feeling. The functional, spacious floor plan presents the living & dining area to the back of the home, accompanied by the kitchen & flowing from the dining, the beautifully paved courtyard provides plenty of space for all types of entertainment. The centrally located kitchen maintains access to all main areas of the home. Equipped with ample storage, gas cooktop, ducted rangehood as well as a tiled splash back ensures style & functionality. The spacious living area features large windows that allow for an abundance of light to flow throughout, while the open plan offers an 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 & joy in the double enclosed car port at the rear of property. Up top of the home, the large 2 bedrooms are serviced by the modern main bathroom & separate toilet. All bedrooms offer mirrored built in robes with ample storage space for the whole family or guests. The main bathroom features floor to ceiling tiles, floating ceramic sink, stylish chrome tapware & warm tones presenting a modern finish. Pay no body corporate fees & be located in a quiet street within Casey, this home is situated within walking distance to schools & ever popular Casey Marketplace thriving with new dining hotspots & pubs. Combining convenience, style & space 32 Lansdowne Crescent, Casey presents the perfect opportunity for first home buyers or downsizers alike to purchase a quality home in an ideal location.

The Perks: • No body corporate fees • Separate Title • 83m<sup>2</sup> of spacious internal living space • 179m<sup>2</sup> of premium Casey land • Spacious tiled living/dining area • Gas cooktop & tiled splash back • Separate toilet • Mirrored built in robes in all bedrooms • Large paved entertaining courtyard • Double covered carport with extra storage • Close to schools, shops & public transport

The Numbers: • Internal living: 83m<sup>2</sup> • Carport: 40m<sup>2</sup> • Block: 179m<sup>2</sup> • Rates: \$2,235 p.a. approx. • Land Value: \$353,000 (2023) • Build: 2014 • EER: 4 Star

Explaining the private treaty process: • To ensure a fair & equitable process, all offers are confidential. This gives our buyers peace of mind that we will not disclose an offer to another buyer in an attempt to force that buyer's intent. For guidance on when offers close and how best to submit an offer, please contact the agent directly.