

# 40 Loveday Crescent, Casey, ACT 2913



## Sold House

Tuesday, 12 March 2024

40 Loveday Crescent, Casey, ACT 2913

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 489 m2

Type: House



Thom Eriksson-Lake  
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**\$851,000**

Set on the high side of the street with an instantly impressive facade directly opposite parklands, sited on a large 489m<sup>2</sup> parcel of land, this modern three-bedroom ensuite residence nestled in a convenient location is sure to excite those looking to start out or slow down! The cleverly designed floorplan with amazing sun-drenched living provides comfort for day-to-day enjoyment, whilst the kitchen has an abundance of meal preparation space and effortlessly connects to the side sunbathed entertaining area, enabling you to wander out for your morning coffee in your slippers with ease. Well maintained throughout and accompanied by brand-new carpets to create a modern and inviting interior, this home is simply ready for you to add your personal touch! To the rear of the home, an expansive covered timber deck creates the ultimate private setting for creating long-lasting memories with loved ones, whilst the large yard with mature shrubs is ready for exploration by children and pets. If where you live is important, then make sure you take the time to inspect this one. - One owner, first time offered for sale! - No unapproved structures - Very high Energy Efficiency Rating of 6 stars - Double gate side access - Large block - New carpets - Three bedroom - Ensuite - Double garage - Walking distance to Casey Shops, local schools and public transport - 124m<sup>2</sup> living approx. - 34m<sup>2</sup> garage approx. - Built 2010 Cost breakdown Rates: \$2,859 p.a Land Tax \$4,695 p.a (only payable if leased out) Potential rental return: \$640-\$670 p.w This information has been obtained from reliable sources however, we cannot guarantee its complete accuracy so we recommend that you also conduct your own enquiries to verify the details contained herein.