

50 Liz O'neill Street, Casey, ACT 2913



Sold House

Thursday, 1 February 2024

50 Liz O'neill Street, Casey, ACT 2913

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



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\$1,250,000

Lovingly designed & crafted from the slab up, this single level, ex builders-own home has had no expense spared in its attention to detail, quality of fittings & tasteful interior design flourishes which all combine to make this majestic residence a standout from the competition. Located high up on the prestigious ridge of Springbank Rise, a sub-section of Casey, this suburban home has the location to complement its almost artistic construction. The huge, custom front door invites you into the formal entry of the home & from this point you will realise you are about to embark on a visual experience. There are formal and informal living spaces and the stunning kitchen is a feature in itself. The hidden butlers pantry could almost be forgiven for being called a study, however, there is no need to do that because a specialised study off the family room has already been thought of. In the North facing main living area, one side looks out into your enclosed side yard with an exquisite rock wall & patch of astroturf, while the other side opens into the 17m² alfresco entertaining area complete with a built in BBQ and this area can be used all year round as there are 2 overhead electric heaters & lighting. At the other end of the house, separated from the living areas, you will discover the 4 bedrooms, 2 bathrooms & laundry. The main bedroom is something special, it is oversized, has a generous walk in robe & a custom bathroom where the toilet, shower & bath+vanity have been separated within the one room. To the side of the oversized double garage, an extra area has been specifically created to accommodate a boat, caravan or trailer off the street, 2 more vehicles can also comfortably fit in the driveway. Additional cupboards and shelving have been installed on the rear walls of the garage and there is extra room for bikes, or a work bench and tools without them getting in the way of your vehicles. Make sure to watch our detailed, uncut, walk through video prior to your inspection (and after), it's our 24/7 salesperson for you to get an excellent feel for the features and benefits of this home inside and out. It's the most informative property video you will watch during your property search, but don't just take our word for it... To get a copy of the digital brochure containing an explanation of our friendly auction campaign and the full contract, please send us an email from any of the web portals and note your full name and mobile number and it will be automatically sent to you.

Features Overview:

- Single level, custom floorplan
- Separate title, free-standing house on generous corner block
- Owner occupied, ex-builders own home with lots of upgrades
- Elevated position in the suburb
- North aspect to the living, entertaining areas, main bedroom and 4th bedroom
- Vacant possession
- Flexible settlement options if you have another property you want, or need, to sell or to have more time to secure financing
- Offers prior to auction (above the published guide price) are welcomed

The numbers:

- Living size: 224m²
- Oversized double garage: 42m²
- Alfresco entertaining area: 17m²
- Block: 573m²
- Land value: \$486,000 (2023)
- Age: 13 yrs (built Feb 2011)
- General rates: \$2,737 p.a.
- Water & sewerage rates: \$670 p.a.
- Land tax (investors only): \$4,417 p.a.
- Conservative rental potential (unfurnished): \$950/week
- EER: 4 stars (with potential for 5.5 stars)

Inside:

- Beautiful use of materials, architectural features & interior design fixtures & fittings
- Solid spotted blue gum timber flooring in main living areas, carpets in formal living room and bedrooms and tiles in the wet areas and hall
- Kitchen has stone benchtops, stainless steel appliances including an oversized 900mm gas stove and electric oven with externally ducted rangehood over, integrated convection microwave and dishwasher plus huge (hidden) walk in pantry
- 2.7m high ceilings throughout the home and ultra-high 3.3m raked ceilings in family room
- Purpose designed study behind cavity sliding door off family room with built in desk and shelving
- Family room has built in entertainment unit and is wired for surround sound and TV
- Oversized main bedroom with unique ensuite configuration separating the shower, toilet and bath+vanity plus full height tiling
- Mirrored built in robes in 3 bedrooms, huge walk-in robe in main bedroom
- Main bathroom has spa bath, shower, custom vanity, heat lamps and full height tiling
- Separate toilet room with vanity
- Alarm system
- Ducted vacuum system
- Zoned ducted reverse cycle heating & cooling throughout
- Ceiling fans to all bedrooms and both living areas
- Laundry has stone bench top, ample storage cupboards, tub and access door to alfresco
- 42 m² oversized remote double garage with additional rear storage and custom built in cupboards & shelving
- NBN connection (FTTP)

Outside:

- Large corner block (only 2 neighbours)
- Alfresco entertaining area with painted tile flooring opening off the main living area
- Built in BBQ outdoor kitchenette with bench space, tub, storage cupboards, drinks fridge, 2 external ceiling heaters and lighting
- Water feature in front yard to stay with home
- 2 separate Rinnai infinity gas hot water units
- Beautifully landscaped gardens front and rear with irrigation system and 2 x 2000 litre water tanks in service courtyard
- Space to the right of the garage to accommodate boat, caravan or trailer
- Additional space in the driveway for 2 or more vehicles off the road
- Side gate access to rear yard from each side of the house

To help buyers, we offer the following as part of our Friendly Auction System:

- Written buyer price guide updated as the campaign progresses
- A digital brochure containing the contract that can be automatically sent to you prior to your

viewing • Free valuations on any properties you own to establish your equity base