

8 Loveday Crescent, Casey, ACT 2913



Sold House

Monday, 14 August 2023

8 Loveday Crescent, Casey, ACT 2913

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



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\$730,000

No body corporate, no steps, no adjoining walls and no waiting for anyone to move out.... means, no worries. This lovely free standing home is vacant and ready for you now! Located on a corner block and opposite parklands makes it surprisingly private. Where you live becomes a part of who you are; the atmosphere inspires you, the people on the streets influence you & the nearest café is soon to be your favourite haunt. Live in a thriving, family friendly area, surrounded by all of life's conveniences, a short walk from your front door. In every direction there is something to enjoy, from the Casey Market Town with a wide range of shops and dining options, to the nearby walking trails, ponds and dog park. 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 and note your full name and mobile number and it will be automatically sent to you. Buyers will love: Free standing, single level, house Corner block opposite parklands No strata or body corporate Great privacy Single remote garage with room in the driveway for a second car No unapproved structures Offers prior to auction welcome Vacant possession with the option for early access prior to settlement Features: Kitchen boasts 40mm stone bench tops, with waterfall edges, gas cooking, dishwasher and externally ducted range hood 2 way bathroom that can be used as an ensuite Bathroom features a bath, separate shower, full height tiling and heat lamps Separate toilet Reverse cycle air conditioning (electric heating and cooling) Double roller blinds, block out and privacy Double doors leading to private courtyard making it light, bright, and airy NBN - FTTN Instantaneous gas hot water system Low maintenance - no grass to mow (artificial grass at the front) Stone feature wall plus apricot and peach trees at the front Water tank and clothesline Laundry with cupboards and dryer

The Numbers: Internal living area: 89m² Garage: 21m² Block size: 287m² Land value: \$466,000 (2022) Age: 14-year old (built 2009) General rates: \$2,519 p.a. Land tax (investors only): \$3,720 p.a. Water & sewerage rates: \$704 p.a. Rental potential (unfurnished): \$600-\$630/week EER: 4 stars with a potential of 6 stars

To Help Buyers - We can refer a solicitor who can review the contract prior to auction, for FREE. - The same solicitor can provide a free Section 17 if you wish to submit a pre-auction offer. - Written & verbal buyer price guides updated throughout the campaign. - Help negotiating amendments to the contract such as settlement dates or exchange deposits. - Personalised bidding strategy meeting to help confirm your bidding tactics on the day. - Free valuations to help you establish your current equity in any other properties. T