

**103 Plimsoll Dr, Casey, ACT, 2913**



**Duplex For Sale**

Thursday, 18 July 2024

103 Plimsoll Dr, Casey, ACT, 2913

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 3**

**Type: Duplex**



Adrian Southern

### **3 bedroom separate titled townhouse + Separate 1 bedroom unit. Earn a dual income.**

Stunning Townhouse - Separate title and dual income opportunity

This stunning two storey townhouse is the perfect option for any smart home buyer, home business operator or investor looking for a beautifully presented property that offers a separate title living (no body corporate fees), and an additional one-bedroom unit.

Primary property details:

The ground floor of the property is reserved solely for entertaining. From the spacious separate lounge room through to the sun-drenched family area and kitchen which includes stainless steel cooking appliances, a dishwasher and ample of bench and cupboard space.

The courtyard is perfectly positioned off the family kitchen zone and is perfect for a lazy weekend BBQ and is low maintenance for hassle free living. Being the end townhouse, it also offers extra backyard space and side area for the family pet to roam or for the children to spread their wings a little more.

The upper floor boasts three generously sized bedrooms with the master bedroom featuring a modern ensuite, a handy laundry chute to the ground floor, as well as sliding door access to the large balcony. The further two bedrooms are very well sized, each with built-in robes and serviced via the main upstairs bathroom.

The home is serviced with ducted reverse cycle air-conditioning and a ducted vacuum system throughout the entire home.

One-bedroom unit details: 1 Loomes Lane Casey

The unit has its own electricity meter with separate entry access from Loomes Lane directly next to the single car space with hard landing, or can be easily accessed from the double garage which belongs to the main residence. However, as its being rented separately the internal access is locked so the access to the upstairs living is via the carpark side door entry.

Upstairs is a sun filled haven with generous open plan living areas, functional kitchen with electric cooking appliances, dishwasher and ample bench and cupboard space for storage needs.

The main bedroom is a great size with its own bathroom and combined laundry area.

The property is perfectly presented and exceptionally styled. Opportunities like this are few and far between. So, if you work from home, have an extended family or looking at an outstanding investment opportunity, make sure you take the time to view this property! EER: 5.0

Please understand that open times are subject to change, so check the website ([Allhomes.com.au](http://Allhomes.com.au)) on the day of the scheduled open for any changes or cancellations.

Primary home features Include:

Minutes to Casey Market Town, local schools and public transport End unit with limited neighbours Spacious separate formal lounge room Open plane family/dining room off the kitchen Modern kitchen Stone bench tops Stainless steel cooking appliances and dishwasher Sun drenched family dining area Spacious light filled master bedroom with ensuite, balcony and laundry chute Further 2 bedrooms, both with built-in robes Three toilets and powder room Brand new carpet Double Garage Ducted reverse cycle air-conditioning and ducted vacuum system Low maintenance, easy care gardens Shared water meter with the surveillance unit, but separate electricity meters Close to all shops, medical centre, parks and public transport Internal living size: 153.4 m2 approx. Possible rental return \$685-\$700pw Built in 2012 approx. Block size: 387m2 approx. One bedroom unit features:

Minutes to Casey Market Town, local schools and public transport Separate address being 1 Loomes Lane Casey ACT Positioned above the double garage Currently tenanted and returning \$360pw on a periodic lease Sun drenched open plan living areas Spacious single bedroom with built-in robe Kitchen with electric cooking appliances and dishwasher Reverse cycle air-conditioning unit Own entrance and internal access from the main properties double garage Designated single carapace Shared water meter with the main house, but separate electricity meters Internal living size: 46.5m2 approx Disclaimer: Whilst every effort has been made to ensure the accuracy of the above and attached information, no warranty is given by the agent, agency or vendor as to their accuracy. Interested parties should not rely on this information as representations of fact but must instead satisfy themselves by inspection or otherwise.