

**38 Liz O'Neill Street, Casey, ACT, 2913**

**House For Sale**

Friday, 19 July 2024

38 Liz O'Neill Street, Casey, ACT, 2913

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Mark Larmer



Jason ElKhoury

## Turn-key Gem, in a Prime Spot!

Please note, if not sold prior, this property will be going to auction on site, 12:30pm Tuesday 13th August 2024. The advertised price guide is there to help give buyers a bracket to work from and can be updated as the campaign progresses. Unconditional offers prior to auction welcomed.

Located in the serene street of Liz O'Neil, this home is the definition of move-in ready and is positioned in a premium location you will love.

As you approach the property, you will be greeted by the beauty of the well-established hedges at the front. The driveway offers ample space to accommodate up to four cars and leads to a double garage with a remote-controlled door, tesla battery and internal access to the house.

This stunning property boasts a spacious living area with a large main bedroom that includes a walk-in wardrobe and ensuite. The expansive living area features 2 full-length windows adorned with roller blinds, filling the home with natural light. The floorplan allows the living areas to be separated from the bedroom wings for privacy.

In the heart of the home and off the dining space is the well-appointed kitchen with multiple cabinetry options, sleek appliances, including a stainless-steel sink, Miele dishwasher, and a 4-burner cooktop. The kitchen also features a tiled splashback and three pendant lights over the stone island bench, offering modern and stylish ambiance.

To the rear of the home you'll find two additional bedrooms, a main bathroom, a convenient separate toilet room, and a laundry room with ample storage space and a corner tub. Stepping out from the living area takes you on to a timber deck and a beautifully maintained rear yard with hedges, a metal storage shed, and a foldable clothesline. The yard is covered with Astroturf grass, eliminating the need for mowing, weeding, fertilising, watering etc

You've heard it before location, location, location! Nearby is the Springbank Park, which offers a pond, playground, and a dog park. This home is also located within the catchment area of schools such as John Paul II College, Gold Creek High School and others. Additionally, Casey Market Town is a short walk away, offering a variety of cafes, cuisines, supermarket, and a 7/11 Eleven fuel shop for your convenience.

Make sure to watch our detailed walk-through video. It's our 24/7 salesperson for you to get an excellent feel for the features and benefits of this property, 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 sales 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:

Situated in a quiet street, away from busy roads

Nearby to multiple local schools ELC, primary school, high school & college (public & private)

Fully single level floorplan and free-standing house

Low maintenance yard, with no grass to mow

Tesla battery charging station in the garage

Brand new ducted and heating system installed this year

Three phase power

Flexible settlement dates if you have another home you want, or need, to sell or to give more time to secure financing

### The Numbers (approx):

Living area: 110m<sup>2</sup>

Garage: 36m<sup>2</sup>  
Total: 146m<sup>2</sup>  
Block size: 325m<sup>2</sup>  
Age: 13 years (built 2011)  
Unimproved land value: \$438,000 (2023)  
General rates: \$2,692 p.a.  
Land tax (investors only): \$4,568 p.a.  
EER (Energy Efficiency Rating): 5 stars with the potential for 6 stars

Inside:

Covered entry porch with lighting  
Kitchen with stainless steel sink, 4 burner gas cooktop, electric oven, dishwasher, ample storage & large fridge space  
Northeast facing full-length windows in main living area  
Carpet in all bedrooms & tiles throughout the living and wet areas  
Dining space off the living area  
Generous main bedroom with walk-in wardrobe & big picture window overlooking front hedges  
Ensuite with corner shower, vanity, toilet & window for ventilation  
Bedroom 2 & 3 has an outlook to the yard plus two mirrored sliding door robes  
Main bathroom with shower tub combination, vanity & heat lamps  
Separate powder room  
Laundry room with storage, tub & easy access to yard  
NBN connected - FTTP  
Crimsafe security screens (swinging & sliding door)  
Roller Blinds  
TV mounting brackets  
Ducted vacuum system  
Washing machine & Dryer included in the sale  
Security system

Outside:

Well looked after front yard, beautiful street presence  
Double garage with remote roller door access  
Side gate access  
Timber deck off the living area  
Level yard with Astroturf for ease of care  
Gas hot water system  
Foldable clothesline  
Water tank

Construction info:

Wall insulation: R-2.0  
Ceiling insulation: R-6.0  
Flooring: Concrete slab on ground

The Offer Process:

To help buyers on value, we advertise a guide price which your offer must exceed  
Offers can be subject to finance or unconditional and on a contract (preferred)  
Offers are confidential & will not be disclosed to other buyers for privacy purposes  
We help negotiate amendments to the contract such as settlement dates or exchange deposits  
A 5% deposit is acceptable via eft just prior to exchange of contracts  
We have a solicitor allocated who can provide a FREE contract review and a Section 17 if you wish to waive your cooling

off and exchange faster

Free valuations to help you establish your current equity in any other properties you own or just to help secure your finances