

**45/15 Andersch Street, Casey, ACT 2913**



**Townhouse For Sale**

Sunday, 23 June 2024

45/15 Andersch Street, Casey, ACT 2913

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 59 m2**

**Type: Townhouse**



Samuel Fitzsimmons  
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**\$425,000+**

This fully renovated, single level townhouse is an appealing option for first home buyers, investors, and downsizers alike. Its beautiful northerly aspect, along with a low maintenance front courtyard entrance including deck and its secure private access, sets it apart from other townhouses. The brand-new kitchen features sleek stone benchtops, plenty of cupboard space and quality appliances including a dishwasher. The spacious open-plan lounge and dining area, with a new reverse cycle split system for added comfort, seamlessly transitions into an oversized bedroom with mirrored built-in robes. Stylish roller blinds offer light control and privacy. The generously sized bathroom has been updated with stylish Methven chrome fixtures and with a Stiebel Eltron instantaneous electric water heater, you won't ever run out of hot water. The neat and tidy European laundry with built-in ventilation is functional and efficient and helps to maximise the available space. The home has been freshly painted throughout and has new flooring to all areas. It is an all-electric home with energy efficient LED downlights throughout and it comes with an impressive Energy Efficiency Rating (EER) of 6 stars. The home has a sub-floor carport with a lockable storage room at the rear of the carport. Located in the popular suburb of Casey, this townhouse offers easy access to local shops, a medical centre, parklands, walking trails, and a reliable bus route. It's an ideal choice for those seeking convenience, comfort, and modern living. Features: ☐ North facing aspect ☐ Recently renovated with new carpet/tiles and freshly painted throughout ☐ Open plan living and dining ☐ Modern kitchen including dishwasher ☐ All electric home ☐ Low maintenance front courtyard with deck ☐ Generously sized bathroom and bedroom with mirrored built in robes ☐ Sub-floor single carport with large storage room ☐ NBN ready ☐ Quick access to local amenities Stats: Living: 59.3m<sup>2</sup> Courtyard: 24m<sup>2</sup> EER: 6 Body Corp: \$2,213.40 pa Rates: \$1,741 pa Please Note: Whilst all care has been taken by Ray White Canberra to ensure accuracy in the preparation of the particulars herein, no warranty or representation, express or implied, as to the accuracy or completeness of the particulars provided is made or given by us and interested parties must therefore rely on their own enquiries. Liability for any error, omission, negligence or misrepresentation is hereby excluded.