

**41 Annie Douglas Street, Casey, ACT 2913**



**House For Sale**

Wednesday, 18 December 2024

41 Annie Douglas Street, Casey, ACT 2913

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 388 m2**

**Type: House**



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## Upcoming Auction

Discover the perfect blend of space, style, and low-maintenance luxury in this stunning four-bedroom family home. Ideally situated near a variety of shops and parks, this property offers versatile living areas that adapt seamlessly to your lifestyle-whether you're entertaining guests or enjoying quiet family moments. As you step inside, you're greeted by a welcoming atmosphere and a thoughtfully designed floor plan. The segregated living and dining space, and four bedrooms all with built in robes add to the functionality of the home, with further enhancements such as a pitched ceiling in the dining space, ceiling fans and zoned reverse cycle air conditioning. Outside, the home features a serene and private backyard-a tranquil retreat for your morning coffee or unwinding after a long day. The flexible outdoor space is ready to meet your needs, whether you envision lush veggie gardens, fruit trees, or an open play area for kids and pets. Conveniently located just moments from Casey Marketplace, Ochre Medical Centre, local schools, Gungahlin Marketplace, and an array of parks and fields, this home offers the ultimate in lifestyle and convenience for families of all sizes. The features:

- 4 bedroom home all with built in robes
- Large master suite with walk in robe and ensuite
- Sleek kitchen with stone benchtops, gas cooktop and great amount of storage
- Double garage with internal access
- Double glazed windows
- Reverse cycle air conditioning (zoned in all rooms)
- Ceiling fans throughout
- Sun drenched dining and living, with pitched ceiling and skylight
- 6.5 kilowatt solar panels entire house
- 2000L water tank
- NBN fibre to the premises
- Conveniently located near Casey Shops, Gungahlin Market Place, schools, parks and fields

The numbers:

- Year built: 2013
- EER: 5 stars
- 152m<sup>2</sup> of living + 36m<sup>2</sup> garage
- Rates: \$3096 per annum approx.
- Land tax: \$5237 per annum approx.
- Rental appraisal: \$795-\$815 per week (conservatively)