

10 Hale Place, Palmerston, ACT 2913

Sold House

Friday, 27 October 2023

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Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 939 m2

Type: House



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\$1,370,000

For the growing family seeking style, space and absolute privacy, 10 Hale Place has you covered! Sited at the end of a quiet cul-de-sac off Palmerston's most prestigious street, this single level quality home boasts approximately 248m² of living space, large pergola and large double lock up garage, all on a beautifully landscaped 939m² block. Entry is gained through a serene Japanese inspired garden with spectacular water feature, into an open vestibule entryway. The accommodation wing is off to the right starting with Office/bedroom 5. Beyond this are the Master and 3 further large bedrooms, all featuring robes. The Master includes a spa en-suite and connected dressing room which could double as a nursery or even 6th bedroom. From the entry straight ahead is the formal dining room and through to the modernized chef's kitchen with 2.7m ceiling, stone island bench, dishwasher and modern appliances. This open plan area includes the family meals area, and all opens to the north facing outdoor entertaining area. Beyond the family room is a separate rumpus room which would make an ideal home theatre, through which takes you to the formal lounge and back to the entry. The manicured backyard is level and opens to the north. Lovely gardens and shady trees captivate you from your terrazzo terrace covered by pergola and sail shade. Though in the heart of suburbia, you could be a world away given the privacy. Your comfort is assured with ducted gas heating and evaporative cooling, back to base monitored alarm system and internal access double lockup garage. The home is within 100m of a bus stop, 400m to Palmerston Primary School, 600m to Palmerston shopping centre, and a brisk 20 minute walk to Gungahlin Town Centre. From there hop on the light rail and you're in Civic in just over 20 minutes! Quick and easy access to the Barton Hwy, Federal Hwy and Gungahlin Drive make Palmerston one of the most sought-after locales in North Canberra. Three championship golf courses are within 8 minutes drive! This home has been meticulously maintained and renovated and there is seriously not a cent that needs spending. A post Christmas settlement is preferred though is negotiable. Features Include: • 248m² of pristine living • All one level (300mm split down to living) • 5 generous bedrooms • Enormous master suite • Light filled north facing kitchen/family area • Beautifully presented • Ducted heating and cooling • Modern kitchen • Quality fixtures and finishes • Double lock up garage • Monitored alarm • Magnificent Japanese garden courtyard entry • Serenity and privacy personified • Inspection a must

Outgoings & Property Information: Living size: 248 sqm Block size: 939 sqm Garage size: 42 sqm UCV: \$550,000 Rates: \$3209 per annum Land tax (if rented): \$5479 per annum Expected rent: \$900 per week Year Built: 1993 EER: 2.0

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