

11/215 Kosciuszko Avenue, Palmerston, ACT 2913

STONE

Sold House

Saturday, 17 February 2024

11/215 Kosciuszko Avenue, Palmerston, ACT 2913

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 80 m2

Type: House



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Discover this charming two-bedroom townhouse nestled in serene gardens, offering a retreat for discerning buyers. Featuring a spacious lounge and dining area, a cozy family room adjacent to the kitchen, two sizable bedrooms including a master with a walk-in robe, and a well-appointed two-way bathroom with a skylight, shower, bath, and separate toilet. The property includes a carport with a rear storage room, designated visitor parking and reverse-cycle air conditioning. Conveniently located near the vibrant Gungahlin shopping centre, schools, and public transport, this townhouse offers easy access to essential amenities.

Features Overview:- Single-level floorplan - Conveniently located near Gungahlin shopping center, schools, and public transportation.- NBN connected with FTTP- Age: 32 years (built in 1992)- Units plan number: 823- EER (Energy Efficiency Rating): 3

Development Information:- Name of development: Kingsbury Court- Number of buildings in development: 16- Strata management: Civium

Sizes (Approx) - Internal Living: 80.08 sqm- Carport and Store Room: 21.96 sqm- Total residence: 102.04 sqm

Prices- Strata Levies: \$505.07 per quarter- Rates: \$485 per quarter- Land Tax (Investors only): \$664 per quarter- Conservative rental estimate (unfurnished): \$520 - \$540 per week

Inside:- Freshly painted throughout - Brand new carpets- Master bedroom featuring a walk-in wardrobe- Spacious 2nd bedroom with built-in robe - Two-way bathroom equipped with a shower, bathtub, and separate toilet.- kitchen boasting modern amenities such as a stainless steel dishwasher and appliances.- Spacious front living room with ample space for entertaining and relaxing- Dining/meals area with glass sliding doors through to the back garden- Skylight installed to create ample light - year-round comfort with reverse-cycle air conditioning.

Outside:- Low-maintenance landscaped courtyard with a lockable shed for extra storage.- Covered carport with a rear storage room and an additional parking space.

Construction Information: - Flooring: Concrete slab on ground- External Walls: Brick veneer- Roof Framing: Timber: Truss roof framing- Roof Cladding: Concrete roof tiles- Window Glazing: single glazed windows- Wall Insulation: Thermal insulation value approximately R-1.5- Roof Insulation: Thermal Insulation value approximately R-3.0

Palmerston as a suburb has always been in high demand & features local shops that include an IGA supermarket, Hairdresser, Capital Chemist, & a takeaway for the nights you just don't feel like cooking. If you need more shopping or restaurants the Gungahlin Town Centre & all it has to offer is an easy walk away as an option. With plenty of parks, ovals & bike paths you can really enjoy living in this prestigious location.

Inspections:We are opening the home most Saturdays with mid-week inspections. However, If you would like a review outside of these times please email us on:

jesssmith@stonerealestate.com.au

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