

112 Mainwaring Rich Circuit, Palmerston, ACT 2913

STONE

House For Sale

Saturday, 10 February 2024

112 Mainwaring Rich Circuit, Palmerston, ACT 2913

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 412 m2

Type: House



Hugo Mendez

0421349916

Auction on Saturday 2nd March 2024 at 12:30pm

Auction to be held on Saturday 2nd March 2024 at 11:00am on site. Discover comfort and convenience at 112 Mainwaring Rich Circuit, Palmerston. This meticulously updated home features fresh carpet in living/dining room and all three bedrooms, complemented by timber-look vinyl planks in the family and kitchen areas. Enjoy modern illumination with new slimline LED oyster lights and stay comfortable year-round with ducted gas heating and split system heating and cooling. The practical kitchen boasts plenty of storage space, a dishwasher, an electric oven, and a gas cooktop, while the bathroom offers vanity storage, a separate bathtub, and a shower. Retreat to bedrooms with plush carpeting and built-in robes, and unwind in the large, grassed backyard or under the pergola for outdoor entertaining. With garage parking, remote access, and internal entry, this home offers seamless living for families or professionals. Don't miss the chance to make this updated gem your own. Single level, three-bedroom home, vacant and ready to move in. Freestanding house, no body corporate fees. Freshly painted interior and exterior. New carpet installed in the living/dining room, hallway and all three bedrooms. New Blackbutt/Timber look vinyl flooring in the family room and kitchen. New slimline LED oyster lights installed throughout. New ceiling fans installed in the living/dining room and family room. Kitchen features breakfast bar seating and plenty of storage space, including pantry. Kitchen appliances include electric oven, gas cooktop, rangehood and Bosch dishwasher. Separate living areas with multiple uses. All bedrooms with built-in robes. Bathroom with separate shower and bathtub. Ducted gas heating. Reverse cycle heating and cooling in the living/dining room. Fibre to the Premises, NBN connection. Separate laundry room. Garage parking with remote and internal access. Ample driveway parking. Covered entertaining space, perfect for entertaining and BBQs. Large, enclosed backyard with garden shed included. Located within walking distance to playgrounds, Palmerston Primary School, Palmerston Oval, to the local Palmerston Shops and bus stops. Very close to the Gungahlin Town Centre, Burgmann Anglican School & Gungahlin College. Living size 95.40sqm, approx. Garage size 18.70sqm, approx. Total house size 114.10sqm, approx. Block size 412sqm. Rates \$2883.18 per year, approx. Land tax \$4757.80 per year, approx. 2023 UV \$419,000. Disclaimer: The material and information contained within this marketing is for general information purposes only. Stone Gungahlin does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.