

# 13/63 Tinderry Circuit, Palmerston, ACT 2913



## Sold House

Friday, 25 August 2023

13/63 Tinderry Circuit, Palmerston, ACT 2913

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House

**\$653,000**

This property is being sold via a timed Online Auction which will conclude at 6pm on Thursday 14th September. To register to bid, or follow the auction progress, go to <https://buy.realtair.com/properties/111480> Introducing a stunning single-level townhouse that exudes class and style. This immaculate property has been recently updated and boasts a range of impressive features that are sure to captivate you. Nestled in a desirable location, this three-bedroom home offers a comfortable and convenient lifestyle. Unwind and entertain in your own private oasis – a nicely-sized courtyard that offers a tranquil setting for relaxation, gardening, or social gatherings. Don't miss the opportunity to make it your own!- Tastefully updated, recently re-painted throughout, beautifully presented- New blinds throughout and plush grey carpets installed in all bedrooms- Freshly renewed landscaping and brand-new timber retaining walls- Timber floorboards in the living room and entryway- Large kitchen with electric cooking, pantry and ample bench space- Spacious master bedroom with built-in wardrobe and ensuite- Bedroom two features a two-way bathroom for added convenience- High four-meter ceilings in the main bathroom and powder room- Beautiful and easy-to-maintain courtyard with sunny and private aspect- Reverse cycle air-conditioning, heating and cooling- Four minutes walk to Palmerston District Primary School and playing fields- Superb location with a host of amenities, local shops and transport options

Features- Residence: 106.1m<sup>2</sup>- Garage: 21.09m<sup>2</sup>- Carport: 24.08m<sup>2</sup>- Porch: 3.6m<sup>2</sup>- Courtyard: 88m<sup>2</sup>- Total: 242.87m<sup>2</sup>

Cost breakdown

Body Corporate: \$515 p.q

Rates: \$682.45 p.q

Land Tax (only if rented): \$926.19 p.q

Potential rental return: \$570-\$620 p.w

This information has been obtained from reliable sources however, we cannot guarantee its complete accuracy so we recommend that you also conduct your own enquiries to verify the details contained herein.