

# 13 Laptz Close, Palmerston, ACT 2913

STONE

## House For Sale

Monday, 18 March 2024

13 Laptz Close, Palmerston, ACT 2913

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 469 m2**

**Type: House**



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**\$850,000+**

Settle into your comfortable, peaceful and balanced lifestyle with this captivating 3-bedroom house presenting an idyllic retreat in the heart of Northern Canberra. Featuring generous outdoor space and a thoughtfully designed layout, this residence offers the blend of coziness and practicality perfect for families and groups to enjoy the vibrant living in the well-established suburb of Palmerston. This home offers three spacious living areas, providing ample room for relaxation and entertainment. Whether you're unwinding with loved ones in the cosy family room or hosting guests in the living space, this residence exudes warmth and charm. The North-facing orientation of the lounge room also provides plenty of natural light throughout the day. Complete your suburban experience with the open spaces outside for a balance of indoor and outdoor, and space to spend time with family or host guests in style. Your courtyard accessible from the kitchen also adds an element of tranquillity, offering a serene spot for morning coffee or alfresco dinner for a balanced suburban lifestyle. With its blend of spacious outdoor areas, versatile living spaces, and abundance of amenities from Palmerston Shops and Gungahlin Town Centre a short drive away, 13 Laptz Close will provide you the relaxation, convenience and enjoyment that the brilliant region of Gungahlin has to offer.

**Features Overview:-** North facing- Single level floorplan- Located near Palmerston Shops and Gungahlin Town Centre for shops, restaurants, cafes, schools, transport and other amenities- NBN connected with Fibre to the Premises (FTTP)- Age: 31 years (built in 1993)- EER (Energy Efficiency Rating): 1.5 Stars Sizes (Approx.)- Internal Living: 147.77 sqm- Sunroom: 28.83 sqm- Carport: 51.9 sqm- Total residence: 228.5 sqm- Block: 469 sqm Prices:- Rates: \$712.39 per quarter- Land Tax (Investors only): \$1,169.85 per quarter- Conservative rental estimate (unfurnished): \$680-\$700 per week Inside:- Turnkey ready property with fresh paint, blinds, landscaping and light fittings.- Renovated kitchen with large walk-in-pantry- Spacious North-facing lounge area.- Sunroom with impressive raked ceilings.- Skylights throughout ensure abundant natural light throughout the day.- Segregated master room with ensuite.- Ducted evaporative cooling and gas heating. Outside:- 2 x storage sheds.- Private and secure backyard space.- Large double carport with roller door.

**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-2.0

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. If you would like an inspection outside of these times please email us at: [samdyne@stonerealestate.com.au](mailto:samdyne@stonerealestate.com.au).

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