

**15 Zamia Place, Palmerston, ACT 2913**

**Sold House**

Friday, 29 September 2023

**Canberry.**

*Live Where You Love*

15 Zamia Place, Palmerston, ACT 2913

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 426 m2**

**Type: House**



Melissa MartinSmith

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## Contact agent

Auction Location: On site What you will love is this delightful three-bedroom home that offers both comfort and convenience, in a quiet, cul-de-sac street. What the owners loved was the property's location being within walking distance to Palmerston School, local shops and having Gungahlin within an easy reach. The kids thought the large backyard was their favourite space. Sunlit rooms, and thoughtfully renovated throughout, this separate title home is move in ready. There's plenty of room for the family to enjoy in the large living room, separate dining and well-designed kitchen with island bench and high-quality appliances. A multipurpose space off the kitchen could be used as meals or second living space and has an effortless flow to the covered outdoor entertaining. All three bedrooms are generous in size and include built-in wardrobes and a spacious family bathroom provides skylight, separate bath, shower and toilet. This along with a separate laundry also with a skylight and ample storage throughout provides for easy living. This delightful property comes with one enclosed carport and the opportunity to have a second car off street, generous, outdoor living and a grassed backyard with easy care, gardens. Two sheds provide storage for all your outdoor equipment and the Colorbond fencing on three sides, ensure safety and privacy. Make this a home you will want to make special memories that combines practicality with comfort. It's the perfect place for both those looking to downsize, upsize, or just get into the market for the very first time. Come home and live where you love and make 15 Zamia Place, Palmerston your new home.

At a glance.....

- Delightful 3 bedroom home in quiet cul-de-sac street
- Fully renovated and move in ready
- Hybrid timber flooring through all living spaces and carpet in bedrooms
- Separate living, dining and multipurpose space that could be used as meals or family room
- Well designed kitchen with sit up island bench and quality appliances including electric cooktop, under bench oven and dishwasher
- All bedrooms are generously sized feature built in robes and ample storage space
- Sunlit bathroom with skylight, separate bath, shower and toilet
- Second separate toilet/powder room
- Separate laundry with full length bench, overhead cupboards and skylight
- Outdoor living includes covered alfresco, grassed backyard and easy care gardens
- Two sheds for storage
- Colorbond fencing
- One secure carport with ability to drive through for second vehicle

Love the Location

- Within 2 minutes' drive to Palmerston Shops
- Within 5 minutes' drive to Gungahlin Town Centre
- Within 1 minute drive to Palmerston Primary School
- Within 4 minutes walk to Palmerston Primary School
- Within 4 minutes' drive to Burgmann Anglican School Forde Campus
- Within 18 minutes' drive to Canberra CBD

Property Details

Built: 1992 EER: 3.0 Block size: 426m<sup>2</sup> UCV: \$442,000 (2023) Living: 115m<sup>2</sup> (approx) Secure Carport: 23.5m<sup>2</sup> (approx) Hot water: 250 litre electric Heating/Cooling: Split system in living room Rates: \$669.00 per quarter (approx.) Land Tax (if rented): \$1,065 per quarter (approx.)

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