

**17/3-7 Elvire Place, Palmerston, ACT 2913**



**Sold Townhouse**

Saturday, 16 September 2023

17/3-7 Elvire Place, Palmerston, ACT 2913

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 91 m2**

**Type: Townhouse**



Maxwell Jensen  
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**\$650,000**

Are you in search of a home that offers the perfect blend of classic charm and modern convenience? Look no further! Welcome to 17/3-7 Elvire Place, Palmerston a newly renovated 3-bedroom, 1-bathroom townhouse with low body corporate that's a perfect opportunity to get into the market in something that feels brand new. Why "Better Than New?" Single-Level Living, a rarity in new builds: Unlike many new developments that feature multi-story townhouses, this property boasts a single-level layout. This makes it perfect for individuals or families seeking the ease and comfort of single-story living. Say goodbye to the inconvenience of constantly navigating stairs! This townhouse provides ample space for a growing family, downsizing or a perfect futureproof investment. The 3 bedrooms all provide wardrobe space and a master bedroom with its own study nook means working from home will be a breeze. The renovations on this townhouse have just been completed, and it's never been lived in since. Everything from the flooring to the fixtures, the kitchen to the bathroom, has been meticulously redone to offer a fresh, inviting, and pristine living space. Unlike many new developments that are often situated on the outskirts of town, this townhouse is nestled in the well-established and vibrant suburb of Palmerston. Enjoy the benefits of mature trees, well-kept gardens, and the convenience of being close to local amenities, schools, and parks. This townhouse is perfectly situated for families. It's just a 5-minute walk to Palmerston Primary School, ensuring that your children can enjoy a short and safe journey to class. Additionally, within a 10-minute stroll, you'll find Palmerston Shops for all your shopping needs. For commuters, easy access to arterial roads keeps you connected, while the serene and quiet location ensures peaceful living. Need to venture out? Gungahlin Town Center and Belconnen are just a short drive away, providing a plethora of shopping, dining, and entertainment options. Don't miss the chance to own this exquisite, better-than-new townhouse in a sought-after location. Experience the best of both worlds: classic charm and modern comfort, all within reach of exceptional amenities and arterial roads. Schedule a viewing today to see why this property stands out from the rest! Your dream home awaits in this unique, single-level gem. For more information or to schedule a private viewing please contact Maxwell Jensen at 0402 778 603

Features -  
- Newly renovated single-level townhouse -  
- Large master bedroom with study nook -  
- All bedrooms contain built-in wardrobes. -  
- Private back courtyard with natural shading -  
- Soft close cabinetry throughout the kitchen -  
- New tile flooring in living areas and new carpet in bedrooms -  
- New LED lights throughout -  
- Separate laundry -  
- New blinds throughout -  
- Single garage with a second car space

Details -  
- Land size: 204m<sup>2</sup> -  
- Living size: 94m<sup>2</sup> -  
- Garage size: 22.49m<sup>2</sup> -  
- Veranda size: 7.46m<sup>2</sup> -  
- Total size: 124m<sup>2</sup> -  
- Built 1993 -  
- Renovated August 2023 -  
- Body corporate: \$511.85 pq approx -  
- Land Tax: \$851.85 pq approx -  
- Rates: \$658.22 pq approx -  
- Rental Appraisal: \$560-\$580 per week

All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.