

173 Kosciuszko Avenue, Palmerston, ACT 2913



Sold House

Friday, 15 September 2023

173 Kosciuszko Avenue, Palmerston, ACT 2913

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 760 m2

Type: House



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Contact agent

This property is scheduled to go to Auction at our Collective Auction Spring Floriade event When. Sunday 8th October 2023 Where. Tulip Stage at Floriade Time. Doors open at 11.30am. Auctions start at 11.50am. A house becomes a true home when it's filled with family, their friends and memories are being made. 173 Kosciuszko Avenue embodies this sentiment, offering a multitude of unique features both inside and out. Nestled atop an elevated 759m² block, this residence exudes charm that sets it apart from others in the area. The pitched roof not only adds character but also introduces captivating architectural elements, such as feature windows and raked ceilings on the upper level. Upon entering through a welcoming porch, you step right into the heart of the home – a spacious main living area, flanked by additional living spaces. To the right, a sunroom bathes in natural light, while to the left, the kitchen/family/dining space beckons with its openness and versatility, perfectly catering to the ever-changing needs of your family. The ground floor offers a serene haven in the form of a large master bedroom, complete with a convenient walkthrough robe that leads into an ensuite bathroom. Upstairs, three more bedrooms provide an ideal separation between the kids' quarters and your private sanctuary below. Recent enhancements have rendered this house move-in ready. Fresh brand-new flooring spans the entire property, while a contemporary colour scheme, with freshly painted walls and doors, imparts a modern elegance. Every room now boasts brand-new lighting fixtures, illuminating your living spaces in style. The kitchen has received an upgrade, featuring a brand-new dishwasher, extraction fan, and modern tiling that complements its original fixtures seamlessly. The outdoor space is equally inviting, with an entertaining area effortlessly connected to the family room. The garden awaits your personal touch, whether it's adding a trampoline, planting some veggies, or even considering a pool – the garden's structure provides the perfect canvas. It's a haven where your family and friends can gather, play, and relax, making this house not just a house but a true family home.

The Perks:

- 4 bedroom, 2 bathroom home with multiple living spaces.
- Generous tiled sun room, perfect also for a kids play room.
- Brand new carpets throughout to the bedrooms and main living space.
- New timber laminate flooring to the kitchen/family room.
- All walls, doors and skirting re painted.
- Upgraded lighting throughout the home with every space receiving contemporary light fixtures.
- Fresh tiling in the kitchen complimented by new door handles.
- Brand new dishwasher & oven extraction.
- Brand new split system heating and cooling on both levels.
- Double side by side garage.

The Location:

- Palmerston Shops – 7 mins walk
- Gungahlin Town Centre – 5 min drive
- Palmerston District Primary School – 2 min drive/10 mins walk
- Gungahlin College – 20 mins walk
- Canberra CBD – 20 min drive

The Numbers:

- Block size 759m²
- House size 183m²
- Garage 36m²
- Rates \$2,847 pa.
- Land Tax \$4,668 pa investors only
- Rental Estimate \$680 - \$730 per week
- EER 3.5*s