

# 24 Augustus Close, Palmerston, ACT 2913

LUTON

## Sold House

Monday, 14 August 2023

24 Augustus Close, Palmerston, ACT 2913

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



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0261763466

**\$817,500**

Screened by neat hedging, this well presented home is situated in a super convenient, cul-de-sac location, only a short walk from shops, schools, cafes and the light rail terminal in Gungahlin town centre! Inviting and ready to welcome its new family, the home offers separate living areas and fabulous entertaining space on either side. A paved sitting area in the private front garden is sheltered by attractive, hardy plantings and timber screening. Masses of spring bulbs will bring colour and fragrance. Striking bamboo flooring is a highlight from the entry and extends throughout the home, making for an easy maintenance and low allergy environment. Full length windows in the formal lounge/dining offer an open perspective to private gardens and paved entertaining areas on both sides of the home. Rich earthy wall tones complement colours in the bamboo flooring. A Panasonic reverse cycle air conditioner and a stylish ceiling fan ensure comfort in formal living areas. Updated kitchen appliances have been installed, including a glass cooktop, oven and stainless steel dishwasher, and a second reverse cycle air conditioner in the family room. The family room opens onto the fabulous north facing, paved entertaining area, sheltered by a pergola and Laserlight. Blissfully warm in winter and enjoyed year round, this outdoor living space offers a private outlook over the rear garden, which has a circle of grass and paved areas for play. All bedrooms offer built-in robes, bamboo flooring and a garden outlook, while the segregated master bedroom has access to the two-way bathroom, with a bath, shower and separate w/c. A roller door on the driveway creates privacy and a secure play environment for children and pets. The garden offers the potential for self-sufficiency, with a wonderful array of fruit trees and plenty of space in between for re-establishing the many raised veggie beds that supplied fresh produce. A chook pen completes the picture. The double garage is fitted with auto roller doors and includes a w/c and basin, as well as ample storage space, and there is a garden shed. Burgmann College is just a short walk, while green belt bike pathways allow a safe trip to Palmerston primary school, and bus stops are close by. All the shops, restaurants and cafes in Gungahlin Marketplace are a comfortable stroll, while the tram ensures a smooth trip into the Farmers' Market, Dickson shops and the City centre! Gungahlin Lakes Golf Club and nature trails around Gungahlin Pond are just a short walk.

**Key Features-** Well presented home in a convenient cul-de-sac location, only a short walk to the Marketplace- Separate living areas, front garden sitting area and extensive covered rear entertaining space- Full length windows in formal lounge/dining offer an open, private outlook to gardens- Striking bamboo flooring extends from entry throughout living areas and bedrooms- Earthy tones in living areas complemented by natural colours of bamboo flooring- New Panasonic reverse cycle air conditioners installed in lounge and family rooms approx. 3 years ago and a modern ceiling fan in formal lounge- Updated Technika appliances to kitchen including a glass cooktop, oven and stainless steel dishwasher- Family room opens onto a north facing, paved entertaining area sheltered by pergola and sheeting- Segregated master bedroom has access to two-way bathroom with bath, shower and w/c- All bedrooms offer built-in robes and a garden outlook with fans in master and second bedrooms- Private outlook from entertaining area over grassy and paved play area to variety of fruit trees- Mature, well spaced fruit trees include peach, apricot, plum, pear, cherry, lemon and mulberry- Large area between trees suitable for many raised veggie beds to be established- Chook pen and a garden shed- Double garage with auto roller doors, a w/c, sink and storage area at the rear- Roller door at top of driveway safely encloses garden for children and pets- Shutters to most windows, including all bedrooms and Crimsafe screen to front door- Short walk to Burgmann College and green belt bike pathways to Palmerston primary school, and close to bus stops- IGA situated close to primary school- Short walk to shops, restaurants, cafes and light rail stop in Gungahlin town centre- Smooth reliable trip to Dickson hub, Farmers' market and the City centre- Stroll to Gungahlin Lakes golf club and nature trails around Gungahlin Pond

Rates: \$ 2,643 (approx) UV: \$456,000