

# 25 Bendora Crescent, Palmerston, ACT 2913

## House For Sale

Thursday, 16 May 2024

25 Bendora Crescent, Palmerston, ACT 2913

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 423 m2**

**Type: House**



Terry Cooper  
0417710772

## AUCTION

If you don't need a 4th bedroom, this beautifully presented family home might be just right for you! Located in the Palmerston Rise section of this very tightly held suburb, this single level home boasts a delightful open plan lounge/dining/family/kitchen area featuring new floating timber flooring and updated lighting. The kitchen is a delight for the avid chef as it overlooks the covered outdoor entertaining area. The master bedroom is sited at the front of the home and includes a walk in robe and ensuite. The 2nd and 3rd bedrooms are towards the rear of the home and both enjoy a sunny easterly aspect. All bedrooms have brand new carpet and the laundry is simply massive! Vehicular accommodation is via a large double lock up garage with auto door and internal access, and you enter via the rear lane, which also provides easy management of rubbish and recycling bins. This fantastic home boasts a near new ducted gas heating system, reverse cycle air conditioning to the living area, fresh paint, all new flooring and blinds, updated lighting and instant gas hot water system. A fully approved pergola and manicured gardens complete the picture. There is seriously not a cent to spend! Palmerston is often considered a part of the inner north with its easy access to both the GDE and Barton Highway, only 5 minutes from Gungahlin Town Centre, 8 minutes from Dickson and 15 minutes from both Civic and Belconnen Town Centre. Palmerston Primary School and Burgmann Anglican School are a close walk, as is the local shops. A must to inspect!

Features Include:

- 147m<sup>2</sup> of living
- 3 generous bedrooms with robes
- Open plan design
- Updated ducted gas heating
- Gas cooking & HWS
- New flooring throughout
- Updated lighting
- New blinds
- Massive laundry
- Rear lane access
- Double lock up garage
- Separate title – no BC!
- Wonderful opportunity

Outgoings & Property Information:

Living size: 147 sqm  
Block size: 423 sqm  
Garage size: 42 sqm  
UCV: \$443,000  
Rates: \$2,645 per annum  
Land tax (if rented): \$4,197 per annum  
Expected rent: \$675 per week  
Year Built: 2000  
EER: 3.5

Disclaimer: Whilst we take all due care in gathering details regarding our properties either for sale or lease, we accept no responsibility for any inaccuracies herein. All parties/applicants should rely on their own research to confirm any information provided.