

25 Tinderry Circuit, Palmerston, ACT 2913

STONE

Sold House

Thursday, 1 February 2024

25 Tinderry Circuit, Palmerston, ACT 2913

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 683 m2

Type: House



Jess Doolan
0262538220



Alex Ford
0262538220

Contact agent

Property to be auctioned onsite 02/03/2024 at 3:00pm with offers welcome prior. Auction Guide: \$1,150,000+ Settle into your lifestyle of comfort, quality, and nature with this 4-bedroom residence beside the Gungaharra Grasslands Nature Reserve in southern Palmerston. Featuring multiple spacious and vibrant living areas and its beautiful grass and outdoor spaces, this home presents a well-rounded and family-friendly experience perfect for families and bigger groups. 25 Tinderry Circuit boasts a flexible family floorplan with endless opportunity to entertain and relax. A comfortable suburban lifestyle is complete with open outdoor space, and this residence provides a wide nature space outside. The pergola and balcony facing the nature reserve makes for a tranquil and quality scene for a feel-good day-to-day. Features Overview:- North facing- 5.5kw solar system- Two level floorplan- Located a short 5 minutes' drive into Gungahlin Town Centre for easy access to shops, restaurants, transport, schools, and other amenities- NBN connected with Fibre to the Premises (FTTP)- EER (Energy Efficiency Rating): 3.5 Stars Sizes (Approx.)- Internal Living: 262.47 sqm (Upper Floor: 118.52 sqm + Lower Floor: 143.95 sqm)- Balcony: 10.8 sqm- Pergola: 10 sqm- Garage: 39.46 sqm- Total residence: 322.73 sqm- Block: 683 sqm Prices:- Rates: \$719.25 per quarter- Land Tax (Investors only): \$1,184.25 per quarter- Conservative rental estimate (unfurnished): \$880-\$900 per week Inside:- Separate lounge room at North-facing entry for an abundance of light throughout the day- Beautifully renovated kitchen with quality appliances and ample storage - Front lounge and multipurpose room ideal for multigenerational families- Segmented front hallway into laundry, downstairs bathroom, and internal access to garage- Open plan living area joins with separate rumpus room, perfect for the growing family- Additional upstairs living room acts as a great teenager's retreat- Large master bedroom with direct access to balcony overlooking reserve- Renovated ensuite with dual vanity, quality fixtures and fittings- All bedrooms are very spacious with built in robes- Main bathroom with spa bath- Intercom system and alarm system- Laundry Shute - Inslab heating to downstairs area- Ducted evaporative cooling and ducted gas heating to upstairs- Multiple split systems downstairs- Ducted vacuuming upstairs and downstairs Outside:- Undercover pergola overlooking grass space outside- Balcony from master bedroom and bed 2, with tranquil views over reserve- Direct view and access to the nature reserve- Large carport, perfect for extra car accommodation or storing the boat or trailer- Beautifully maintained gardens front and back- Two garden sheds for storage Construction Information:- Flooring: Concrete slab on ground to the ground floor level. Timber bearer and joists to the upper floor level- External Walls: Brick veneer- Roof Framing: Timber: Truss roof framing- Roof Cladding: Concrete roof tiles- Window Glazing: Single glazed windows- Wall Insulation: Original residence: R1.0 insulation installed. Extension: R1.5 insulation installed- Roof Insulation: Original residence: R3.0 insulation installed with reflective foil. Extension: R3.5 insulation installed with reflective foil Palmerston as a suburb has always been in high demand & features local shops that include an IGA supermarket, Hairdresser, Capital Chemist, & a takeaway for the nights you just don't feel like cooking. If you need more shopping or restaurants the Gungahlin Town Centre & all it has to offer is an easy walk away as an option. With plenty of parks, ovals & bike paths you can really enjoy living in this prestigious location. Inspections: We are opening the home most Saturdays with mid-week inspections. If you would like a review outside of these times, please email us at: jessdoolan@stonerealestate.com.au. Disclaimer: The material and information contained within this marketing is for general information purposes only. Stone Gungahlin does not accept responsibility and disclaims all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.