

3/3 Elvire Place, Palmerston, ACT 2913

Townhouse For Sale

Tuesday, 13 February 2024

3/3 Elvire Place, Palmerston, ACT 2913

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



Terry Cooper
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\$650,000+

Here is your chance to enter the market or add to your investment portfolio with this lovely townhouse in the tightly held 'The Gables' development, centrally located in the leafy, well established suburb of Palmerston. Sited within easy walking distance from Palmerston Shops, primary school, bus route and sports grounds this is a location second to none. Palmerston itself is only 15 minutes to Civic, 8 minutes to Dickson and Belconnen and just minutes from both the Federal and Barton Highways. Gungahlin Town Centre and the light rail are only 3 minutes away. It is considered almost part of the inner north. This home has been fastidiously maintained, and has just been re-carpeted and fully painted throughout. Open plan living is situated between the large kitchen with updated appliances and ducted rangehood and the sunny outdoor area, which is very low maintenance. Inside are 3 generous bedrooms all featuring built in robes, with an ensuite to the master. An internal access lock up garage, along with a dedicated hardstand parking space, and the fastest NBN fibre to the home connection in place, completes the picture. Comfort is assured with reverse cycle air conditioning and good cross ventilation. Features Include: • Superb location • Quiet complex • Single level – no steps! • 3 generous bedrooms • Built in robes • Ensuite to master bedroom • Large low maintenance courtyard • Reverse cycle air conditioning • New carpets • Freshly painted throughout • 3 golf courses within 7 minutes! • Not a cent to spend. Outgoings & Property Information: Living size: 94 sqm Garage size: 21 sqm Rates: \$2,636 per annum Body Corporate fees: \$2,047.40 per annum Land tax (if rented): \$tba Expected rent: \$650 per week Year Built: 1993 EER: 2.0 Disclaimer: While 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.