

**31 Domain Street, Palmerston, ACT 2913**

LUTON

**Townhouse For Sale**

Saturday, 4 November 2023

31 Domain Street, Palmerston, ACT 2913

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



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## By Negotiation

Discover 31 Domain Street, a serene retreat in the quiet suburb of Palmerston. This spacious home spans two well-lit levels, offering a comfortable and low-maintenance lifestyle. The lower level features an open family, dining, and kitchen area, creating a welcoming and versatile space for daily life. There is a segregated lounge room at the front of the home. The kitchen is equipped with a gas cooktop, electric oven, and ample storage, catering to the culinary enthusiast in you. Beyond the family area, you'll find a delightful low-maintenance courtyard and deck, a perfect spot for outdoor dining and relaxation. The master bedroom offers a peaceful escape, with a walk-in robe, ensuite, and a private balcony for moments of solitude. Three additional bedrooms, each with built-in robes, provide extra comfort and flexibility. Completing the layout is the main bathroom, complete with a separate toilet. The lower level also includes an additional powder room, a well-appointed laundry, and a double garage with remote access for ultimate convenience. 31 Domain Street enjoys a convenient location, with the vibrant Gungahlin Town Centre, local schools, parks, amenities, and transportation links within easy reach. Key Features:

- Four-bedroom double-storey home with distinct living areas
- Enjoy independence with a separate title and zero body corporate fees
- Generously proportioned bedrooms, including a master bedroom with a walk-in robe
- Ensuites, main bathrooms, and a total of three toilets for practicality
- A well-equipped kitchen with stainless steel appliances and plenty of storage
- A dedicated laundry room with a linen cupboard
- Bonus storage space under the stairs
- Stay cozy year-round with ducted gas heating and evaporative cooling
- Stay connected with NBN Connection (Fibre to the Premises)
- A double garage with remote access
- Effortlessly maintain the gardens, both front and rear
- An outdoor deck that is perfect for hosting gatherings
- Close proximity to local Palmerston shops and convenient bus stops
- Easy access to the Gungahlin Town Centre and the Gungahlin Light Rail
- Short distance to Palmerston Primary School, Burgmann Anglican School, and Gungahlin College

Property Features: Living size: 160.48m<sup>2</sup> Garage size: 35.79m<sup>2</sup> Porch size: 4.53m<sup>2</sup> Balcony size: 4.53m<sup>2</sup> Total gross area: 205.33m<sup>2</sup> Block size: 237m<sup>2</sup> UV: \$370,000. Rates: \$2,703.56 per year (approx.) Land tax: \$4,118.35 per year (approx.)