

39 Palmer Street, Hall, ACT 2618



Sold House

Monday, 23 October 2023

39 Palmer Street, Hall, ACT 2618

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 2031 m2

Type: House



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What you see: Sprawling across a large 2031m² block, this palatial home has been designed with family living and entertaining in mind. The versatility in design intent extends outdoors, with a stunning outdoor kitchen and alfresco area overlooking your private resort style lagoon pool and your own competition sized tennis court, with large flood lights extending the hours of your summer nights. Siding stunning private bush land and positioned in a quiet cul de sac, while privatised by beautiful established gardens you have sense of peace and tranquility all year round.

What we see: The reason why this township is so tightly held. See more: North-east facing residence in a quiet cul-de-sac

Expansive front portico
Gourmet kitchen with stone waterfall benchtop, walk in pantry, dual undermount sinks and ample storage
Appliances including Bosch and Fisher & Paykel stainless steel appliances, gas stove, dishwasher and wall mounted oven
Integrated indoor/outdoor with patio and entertaining deck
Master bedroom with dressing room, en-suite, spa and separate WC
Four additional bedrooms with built-ins
Master suite and second bedroom featuring a balcony overlooking the tennis court
Two additional bathrooms and powder rooms
Flexible floor plan with multiple living areas
Timber, carpet and tiled flooring throughout
Ducted evaporative cooling with ceiling mounted multi head reverse cycle air-conditioners
Upstairs rumpus room
Gas fireplace
Separate study
Laundry with ample storage
Plantation shutters
4m high ceilings
Lagoon pool
Full-sized tennis court
Secure double car garage with storage
Landscaped and manicured gardens
Covered alfresco with outdoor kitchen and BBQ
Close proximity to nature reserves and walking tracks
Within 4 minutes walk' to One Tree Hill Trail
Within 7 minutes walk' to Hall Village Reserve
Within 8 minutes drive' to Gold Creek High School
Within 8 minutes drive' to St. John Paul II College
Within 15 minutes drive' to Gungahlin Marketplace
Within 23 minutes drive' to Canberra CBD
Living total: 431.37m²
Upper Living: 151.80m²
Lower Living: 279.57m²
Garage: 75m²
Block Size: 2031m²
EER: 4.0
Built: 2004
Rates: \$7,375 p.a (approx.)
Rental appraisal: \$1,400-\$1,500 p.w
Land Tax: \$14,233 p.a (approx.)
UCV (2023): \$1,265,000
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