

# 42 Mainwaring Rich Circuit, Palmerston, ACT 2913

STONE

## Sold House

Thursday, 10 August 2023

42 Mainwaring Rich Circuit, Palmerston, ACT 2913

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 500 m2

Type: House



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**\$685,000**

Positioned in a family-friendly neighbourhood in a quiet leafy street, is this single level 3-bedroom residence is waiting for its next family, downsizers or executive couple to make their own. This character filled residence has been freshly painted throughout as well as having new carpets installed. This property features 3 spacious bedrooms, all with built-in robes and ample natural light. The main bathroom is fully equipped with a large bath, shower and separate toilet. The fully appointed kitchen opens out to the light-filled formal dining room and living areas, with seamless flow to the large outdoor area. A huge feature of this home is the backyard, with more than enough space to entertain the kids and pets, as well as having the potential to accommodate an extension for those looking to add their own touch. 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. Features Overview:- Northeast facing- Single-level floorplan- NBN connected with FTTP- Age: built in 1993- EER (Energy Efficiency Rating): 3 Stars Sizes (Approx.):- Internal Living: 92.87sqm- Carport: 17.05sqm- Total residence: 109.92sqm- Block: 500sqm Prices:- Rates: \$633.50 per quarter- Land Tax (Investors only): \$925 per quarter- Conservative rental estimate (unfurnished): \$540-\$560 per week Inside:- Open plan kitchen and dining area that flows to outdoor space- Seperate long room can be used as multi purpose space- Three spacious bedrooms, each featuring with built in robes- Seperate master bedroom- Fully appointed main bathroom with separate bath and shower- Separate toilet space- Large laundry area with ample storage and access outside- Freshly painted throughout- New carpet installed- 2 way gas heater keeps the whole house warm at limited cost Outside:- Single car space with drive through potential- Superb easy care backyard, perfect for children and pets- Paved outdoor area, perfect for entertaining- Recently manicured front and rear gardens- Located in a quiet loop street, walking distance to local shops and Palmerston School- Elevated block Inspections:We are opening the home most Saturdays with mid-week inspections. However, if you would like a review outside of these times please email us at: [jessdoolan@stonerealestate.com.au](mailto:jessdoolan@stonerealestate.com.au) Disclaimer: The material and information contained within this marketing are 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 make further inquiries.