

# 5/3 Mainwaring Rich Circuit, Palmerston, ACT 2913

STONE

## Sold Townhouse

Thursday, 9 November 2023

5/3 Mainwaring Rich Circuit, Palmerston, ACT 2913

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: Townhouse



Jess Doolan  
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**\$650,000**

Property to go to auction on-site Saturday 02/12/2023 at 3:45pm with offers welcome prior. Situated in a complex of only five residences sits this modern townhouse which has been renovated inside and out and enjoys a open plan floor plan complete with a large custom kitchen finished with top end integrated and plumbed Electrolux appliances, it provides the perfect blend of style and functionality accompanied by landscaped gardens and an outdoor entertaining area to suit all those looking for a home where all the hard work has been done for you. Whether via drive, bike ride or with public transport, residents can quickly establish a routine being adjacent to the Gungahlin Town Centre & Canberra Light Rail. Just a minute's drive is an abundance of shops, cafes, restaurants, transport, entertainment and other amenities. Schools like Burgmann Anglican and Gungahlin College, perfect for small and younger families. 5/3 Mainwaring Rich provides the fantastic, nature-rich and opportune lifestyle Northern Gungahlin can provide for you. Features Overview:- Single level floorplan- Located on the edge of Gungahlin Town Centre, a short drive and walking distance to shops, restaurants, cafes, transport options, schools, entertainment and amenities.- NBN connected with Fibre to the Premises (FTTP)- Renovations completed 2023- EER (Energy Efficiency Rating): 3.5 Stars Sizes (Approx.)- Internal Living: 93.70 sqm- Garage: 21.96 sqm- Total residence: 115.66 sqm Prices:- Rates: \$649.15 per quarter- Land Tax (Investors only): \$1,368.65 per quarter- Conservative rental estimate (unfurnished): \$560-\$600 per week Inside: Custom UltraMatt Polytec Kitchen complete with:- 17 fingerpull BLUM soft close drawers plus pantry. - Fully integrated Electrolux dishwasher- Plumbed Electrolux French door fridge - Filtered water & Ice maker- 900mm Electrolux induction cooktop- 900mm Electrolux interconnected connected integrated rangehood. - 600mm Electrolux pyrolytic steam oven- 600mm Electrolux Built in convection microwave.- LED strip lighting Clipsal Iconic power points and switches throughout. Energy efficient Stiebel Heat pump 302H hot water system delivering 540 litres to the home. Hybrid Flooring to living & Kitchen. New (July 2023) Carpet to bedrooms Recessed LED downlights throughout Full height tiles to bathroom Caroma Urbane II PVD brushed nickel Tapware and accessories throughout. Full Laundry to garage, with ACTPLA approved plumbing connections. Built in wardrobes to all bedrooms. Outside: Fully Landscaped enclosed private front courtyard, side and rear of property, complete with paved outdoor entertaining area and footpaths. Whole replacement of Pergola, Gutters Downpipes & Colorbond fencing with dual access gates to front and rear for ease of access to public transport and walking paths. Construction Information:- Flooring: Concrete slab on ground- External Walls: Brick veneer- Roof Framing: Timber: Truss roof framing- Roof Cladding: Concrete roof tiles- Fascia: Timber fascia boards- Gutters: Colorbond and metal gutters- Fences: Timber fencing and Colorbond fencing- Window Frames: Predominantly aluminum window frames- Window Glazing: Single glazed windows Palmerston as a suburb has always been in high demand, is situated a short 12-minute drive to Canberra city center and is in close proximity to Gungahlin Town Centre providing easy access to a main shopping center, dozens of restaurants and the Canberra light rail. Palmerston itself features local shops that include an IGA supermarket, Hairdresser, Capital Chemist, 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](mailto: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.