

# 5 Bendora Crescent, Palmerston, ACT 2913

hugo.  
canberra

## Sold House

Saturday, 18 November 2023

5 Bendora Crescent, Palmerston, ACT 2913

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 402 m2

Type: House



Hugo Mendez

**\$876,000**

Auction to be held on Saturday 9th December 2023 at 1:00pm on site. Experience modern living in this freshly painted residence at 5 Bendora Crescent, Palmerston. The home features double-glazed windows and solar panels, ensuring energy efficiency and cost savings. Solid hardwood flooring extends throughout, complementing the contemporary design. With built-in robes in all bedrooms and a walk-in robe in the ensuite, this property offers ample storage. The neat and tidy ensuite and main bathroom enhance the overall appeal. Low-maintenance front and rear yards provide convenience, allowing more time for you to enjoy the nearby playgrounds, Palmerston Primary School, Palmerston Oval, and the local Palmerston Shops. Situated within proximity to the Gungahlin Town Centre, Burgmann Anglican School, and Gungahlin College, this location offers both convenience and accessibility. The large double garage at the rear of the block adds practicality to this modern and comfortable home. Three-bedroom family home with energy efficient low maintenance features. Five star energy rating with potential to reach six star. Freshly painted interior. Formal living room. Family and dining area off the kitchen. Refreshed kitchen with plenty of bench and storage space, including pantry. Kitchen appliances include gas cooktop, electric oven and rangehood. Main bedroom with ensuite and walk in robe. The other two bedrooms also have built in robes. Ensuite with vanity storage and rain shower. Main bathroom with separate shower and bathtub. Double glazed windows throughout. Ducted gas heating. Reverse cycle heating and cooling in the family room. Hardwood timber flooring. Plantation shutters installed in 2021. NBN Connection, Fibre to the Premises. Solar system to reduce electricity bills, providing a feed in rate of 45 cents/Kwh. Low maintenance front and rear gardens. Located within walking distance to playgrounds, Palmerston Primary School, Palmerston Oval and to the local Palmerston Shops. Very close to the Gungahlin Town Centre, Burgmann Anglican School & Gungahlin College. Living size (Excluding garage) 111.49sqm, approx. Garage size 42.35sqm, approx. Block size 402sqm, approx. Rates \$2892.78 per year, approx. Land tax \$4780.20 per year, approx. 2023 UV \$421,000.