

# 50 Mainwaring Rich Circuit, Palmerston, ACT 2913

hugo.  
canberra

## Sold House

Monday, 14 August 2023

50 Mainwaring Rich Circuit, Palmerston, ACT 2913

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 500 m2

Type: House



Hugo Mendez

**\$680,000**

Auction to be held on Saturday 15th July 2023 at 10:00am on site. Experience the best of both worlds with this well-built brick veneer residence, positioned in a central location, offering an ideal opportunity for first-time buyers, downsizers and investors. Step inside to discover three bedrooms that cater to your every need, two of which feature built-in robes. The third bedroom makes for a perfect office space, providing a productive space for work or study. Multiple living spaces also await, with a spacious living room boasting gas heating ready to embrace you with comfort on chilly evenings. Boasting an enclosed car space with a roller door, secure parking will never be a concern. Meanwhile, fresh paint throughout breathes a fresh atmosphere into every corner, creating a canvas ready for your personal touch. Choose to add your own flair with new carpet or timber flooring to reflect your style and requirements - the choice is yours. Separate title property - No Strata / Body Corporate fees. Kitchen features plenty of bench and cupboard space plus breakfast bar seating. Combined living/dining room. Separate family/meals room. Neat and tidy bathroom plus separate toilet. Laundry room with linen cupboard. Gas heating. Ceiling fan in the family room. Large paved area, perfect for outdoor living/dining. Established front and rear gardens. Enclosed carport with lock up roller door and side door access. Ample driveway parking. Fibre to the Home, NBN connection. 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 92.966sqm. Enclosed carport size 22.351sqm. Total size 115.317sqm. Block size 500sqm. UV \$443,000. Rates \$3081.26 per year, approx. Land tax \$4935.94 per year, approx.