

6/3 Elvire Place, Palmerston, ACT 2913

ARCHER

Sold Townhouse

Thursday, 21 September 2023

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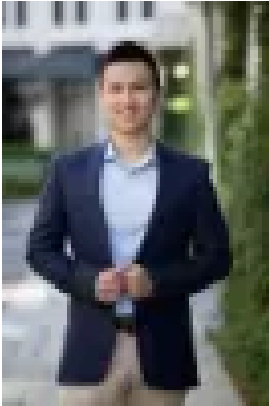
Bedrooms: 2

Bathrooms: 1

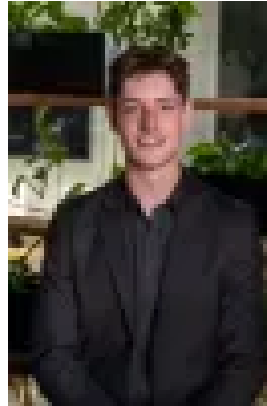
Parkings: 2

Area: 122 m2

Type: Townhouse



Alex Wang
0262625232



Benjamin Bailey
0262625232

Contact agent

Nestled in a serene complex, this delightful single-level townhouse provides a tranquil retreat just a stone's throw away from the local primary school, playground, and the convenience of the nearby IGA. Additionally, the bustling Gungahlin Market Place is just a short drive away. The low-maintenance private rear yard, complete with a covered deck/pergola area, will beckon garden enthusiasts, entertainers, or families seeking a secure space for children to play. The current owner has taken care of key interior updates, including a fresh interior repaint, new bedroom carpeting, and the installation of modern kitchen appliances, including a BOSCH cooktop and oven. Step inside to discover two generously sized bedrooms, each equipped with built-in robes. The sun-drenched interiors benefit from a coveted north-easterly orientation, ensuring that natural light bathes the living spaces throughout the year. Notably, the bathroom offers both a shower and a bathtub, catering to various preferences and needs. This versatile home appeals to downsizers, first-time buyers, and savvy investors alike. Don't miss the opportunity to make this exceptional property yours. Contact us today for more information and to arrange an exclusive inspection. Your dream home is waiting!

Highlights

- Full Colorbond fencing in rear yard
- Private, pergola-covered rear timber deck
- Timber-look laminated flooring in living areas
- New carpet in bedrooms
- New Bosch electric oven and cooktop
- Fresh interior neutral painting
- Single brick garage with extra rear storage space
- One allocated parking spot to the right side of home
- Quiet complex close to local amenities

Details

- Northeast orientation with bright and warm comfort in living spaces
- Single level floor plan with large open living space
- Well-proportioned bedrooms with 4-door built-in robes
- Bathroom has shower and bath, and a separate toilet room
- Ample cupboard and storage space in kitchen
- Reverse cycle air conditioner, electric hot water, and NBN connection
- Low maintenance, paved courtyard with boarder of garden beds
- Backs strip of reserve with path leading to school playing fields
- Walking distance to local schools and public transport (bus stop)
- Close proximity to the oval, shops and Gungahlin town centre

Essentials (all approx.)
Year Built: 1993
House size: 104.8 m² (82.7 m² residence & 22.1 m² garage)
Deck & Pergola: 17 m²
Rates: \$620/quarter
Strata: \$451/quarter
Rent Estimate: \$530/week
EER: 4.0

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