

6 Hart Close, Palmerston, ACT 2913

Sold Townhouse

Saturday, 2 September 2023

6 Hart Close, Palmerston, ACT 2913

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 94 m2

Type: Townhouse



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\$748,000

Single level, separate title townhouse perched in a quiet secluded enclave, located in close proximity to all amenities in Gungahlin. Presented in good, original condition throughout and sure to pique the interest of first home buyers, downsizers or savvy property investors. Features lounge, dining rooms and separate laundry, wall mounted reverse cycle heating/cooling, gas wall heating, new carpet and sliding door access to the rear. The complete package with easy care, low maintenance gardens, a private backyard with covered entertaining area and double attached garage with internal and backyard access. Conveniently located! A short drive to the Gungahlin Town Centre, Gungahlin Lakes Golf and Community Club, Mitchell and the City Centre. Walking and bike paths at the end of the cul-de-sac directing you to the local Palmerston Shops and Primary School. HIGHLIGHTS: -single level, separate title townhouse presented in good, original condition throughout-nature reserve at the end of the cul-de-sac with walking/bike paths-original kitchen, bathroom and separate laundry -gas wall furnace and reverse cycle wall units-new carpet in the lounge and bedrooms-tiled meals and kitchen area -bedroom 1 and 2 with built-in-robies-double garage with internal access and automatic door -backyard access from the garage-covered entertaining area -water tank-low maintenance established gardensADDITIONAL INFORMATION:-block: 15-section: 156-EER: 4-year Built: June 1993-living area: 98.4-block Size: 363m²-land value: \$443,000 (2022/2023)-land Rates: \$2,494 per annum-land Tax: \$3,843 per annum (paid only if leased)-rental appraisal: \$590-\$610 per weekAll measurements and values are approximate.*Please note: The floor plans and aerial photographs with any highlighted boundaries provided on this website may not be entirely accurate and are not necessarily to scale. They are intended as a guide only and must not be relied upon. In addition, the property information provided has been obtained from sources we deem to be reliable, however, Michael Potter Real Estate cannot guarantee its accuracy and persons should rely on their own due diligence.