

7 Arid Place, Palmerston, ACT 2913

STONE

Sold House

Saturday, 2 September 2023

7 Arid Place, Palmerston, ACT 2913

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 762 m2

Type: House



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\$1,046,000

Refurbished throughout and ready to go, this turn-key opportunity is a rare find. This home offers the entertainer's dream with the inside-outside flow off the back alfresco area and a fully established, spacious pool area with travertine tiles. With multiple spacious living areas and generously sized bedrooms, this family home is ideally parcelled on a 762sqm block, just moments to a range of local Palmerston amenities including Supermarkets, Palmerston District Primary School, Gungahlin College and the Gungahlin Town Centre. Features Overview:- Northwest facing - Single-level floorplan, free-standing separate title home- NBN connected with FTTP- Age: Year built 1994- EER (Energy Efficiency Rating): 4.0 Stars- Private and quiet cut-de-sac, extremely family friendly neighbourhood Sizes (Approx.):- Internal Living: 202 sqm- Alfresco: 18 sqm- Garage: 52.70 sqm- Total residence: 272.70 sqm- Block: 762 sqm Prices:- Rates: \$800 per quarter- Land Tax (Investors only): \$1,281.75 per quarter- Conservative rental estimate (unfurnished): \$770-\$800 per week Inside:- Versatile family floorplan - Recently renovated kitchen with new appliances- Large open plan living dining area with seamless outdoor flow- Separate living area to the front with ample natural light- 4 spacious bedrooms, all with built in robes and walk in robe to the master- Two bathrooms, ensuite with corner spa and bath in main Outside:- Undercover pergola area perfect for entertaining- Fully established pool area with custom travertine tiles- Fibreglass, Solar heated, Mineral pool- Established low maintenance front and rear gardens Construction Information:- Flooring: Timber bearers and joists- External Walls: Brick veneer- Roof Framing: Timber: Truss roof framing- Roof Cladding: Concrete roof tiles- Fascia: Colorbond fascia- Gutters: Colorbond gutters- Window Frames: Aluminium window frames- Window Glazing: Single glazed windows- Wall Insulation: Thermal insulation value approximately R-1.5- Roof Insulation: Thermal insulation value approximately R-3.5 with reflective foil Palmerston as a suburb has always been in high demand & features local shops that include an IGA supermarket, hairdresser, Capital Chemist and a takeaway for the nights you just don't feel like cooking. If you need more shopping or restaurants the Gungahlin Town Centre and all it has to offer is an easy walk away. With plenty of parks, ovals & bike paths you can enjoy living in this prestigious location. Inspections:We are opening the home most Saturdays with mid-week inspections. However, if you would like a review outside of these times please email us at: jessdoolan@stonerealestate.com.au Disclaimer: The material and information contained within this marketing are 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 make further inquiries.