

# 7 Manna Close, Palmerston, ACT 2913



## House For Sale

Saturday, 13 January 2024

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**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Nicola Brady



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**\$885,000**

Nestled behind picturesque gardens, this immaculate and well maintained, 3 bedroom home was recently painted, has brand new plush carpets, white plantation shutter blinds and dual night and day roller blinds & curtains. Enjoying both formal and informal living spaces with a separate entrance area, the home has a great floor plan and offers plenty of privacy. The formal lounge/dining room boasts timber floating floors and the sliding doors lead you out onto a lovely back garden. Featuring a small deck, a lush lawn area, garden beds with shrubs and a paved patio area in addition to recently replaced colourbond fencing, it's the perfect spot to enjoy the outdoors without too much maintenance. The family room/meals area opens out to a second outdoor space, an enclosed courtyard providing plenty of privacy. The 'Spanline' pergola with strip skylights provides plenty of natural light, making it great to use all year round. Offering plenty of bench space, the spacious kitchen is very functional with a double sink, new dishwasher, electric glass hotplates, plenty of cupboards, and a Westinghouse builtin oven and rangehood. In total there are 3 bedrooms and the segregated master bedroom offers privacy and overlooks the courtyard. There's a lovely bright ensuite with new shower tiles and vanity plus a well designed, walk in robe to maximise hanging space. Built-in wardrobes are also in the other two bedrooms and the main bathroom is spacious with a bath and separate shower. Heating and cooling wise, the home is well taken care of with ducted gas heating in the ceiling, a reverse cycle split system air conditioner in the main living area plus electric wall heaters. There is both wall and ceiling insulation plus the owner installed additional insulation in the internal walls of the master bedroom. Enjoy the benefits of being able to offset your electricity costs through the 1.5 kw solar system that feeds back to the grid. Car accommodation wise, there's a double garage. Along the side of the house is an area that is perfect for a trailer. This home has such a lovely feel to it, that it won't be on the market for long so be quick to view! Main features include: 3 bedrooms, Ensuite, Walk in robe, Builtins in 2 bedrooms, Linen cupboard, Large kitchen, Westinghouse dishwasher - Brand New, Westinghouse builtin oven - Replaced November 2022, Westinghouse rangehood - Replaced November 2022, Glass hotplates - Replaced November 2022, Large back garden, Colourbond fencing, Paved patio, Internal paved courtyard with pergola, Crimsafe security screens, NBN FTTP, Alarm (back to base option), Dual shade roller blinds, New carpet in bedrooms, Fresh paint, Timber floating floors in living, Electric wall heaters, Ducted gas heating in the ceiling, Reverse cycle split air conditioner in main lounge. Dimensions: 124.10m<sup>2</sup> - Residence, 37.38m<sup>2</sup> - Garage, 161.48m<sup>2</sup> - Total, 452m<sup>2</sup> - Block size. Disclaimer: While all care has been taken in compiling information regarding properties marketed for rent or sale, we accept no responsibility and disclaim all liabilities in regards to any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate information provided. Please note: It is a condition of entry that you will be required to provide your contact details when inspecting this property. You may be asked to remove your shoes.