

8/22 Flora Place, Palmerston, ACT 2913

STONE

House For Sale

Tuesday, 16 January 2024

8/22 Flora Place, Palmerston, ACT 2913

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: House



Hugo Mendez
0421349916

Auction on Saturday 3rd February 2024 at 10:00am

Auction to be held on Saturday 3rd February 2024 at 10:00am on site. Nestled in a boutique complex, this impeccably presented single-level townhouse features an expansive wrap-around yard adorned with mature gardens. The property exudes a timeless charm with its neutral tones, offering two bedrooms boasting built-in wardrobes. The well-proportioned living space seamlessly transitions into the family room and extends to the entertainment zone in the rear courtyard. Ideally positioned, a brief stroll leads to Gungahlin Marketplace, schools, and a bus stop situated less than 100 meters away for direct routes to Belconnen Town Centre or the City. Impressive and stylish, two-bedroom home with two living areas and two grassed yards. 6.6kW solar system installed in 2021. Well-maintained kitchen with plenty of storage space including pantry cupboard. Kitchen appliances included combined stainless steel gas cooktop and oven and dishwasher. Separate living and dining rooms. Ducted gas heating. Reverse cycle heating and cooling in the dining room. Ceiling fans in living, dining and main bedroom. Both bedrooms with built-in robes. Neat and tidy bathroom with separate shower and bathtub both with new fittings. Updated separate laundry room with plenty of storage including linen cupboard. Fibre to the Home, NBN connection. Front grassed backyard with gate access. Separate grassed backyard with paved entertaining area and high Colorbond fencing, great for kids or pets. Secure garage parking with remote and internal access. Storage room at the back of the property. Extra parking in front of the garage. Boutique complex of nine townhouses. Close by to walking/cycling trails and Palmerston Oval. Very close to the local Palmerston Shops and Gungahlin Town Centre. A short distance to Palmerston Primary School, Burgmann Anglican School & Gungahlin College. Living size 95sqm (excluding garage), approx. Body corporate \$538.25 per quarter. Disclaimer: The material and information contained within this marketing is for general information purposes only. Stone Gungahlin does not accept responsibility and disclaim 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 to make further enquiries.