

# 8 Arid Place, Palmerston, ACT 2913

STONE

## Sold House

Thursday, 15 February 2024

8 Arid Place, Palmerston, ACT 2913

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 768 m<sup>2</sup>

Type: House



Kris Hellier

0413799700

## Contact agent

The property will be going to Auction on the 02/03/2024 at 3:45pm with offers welcome prior. Situated on a generous 768sqm block in the family-friendly suburb of Palmerston, this house is ready for a new family to call it home. Fully renovated, and in immaculate condition, there is nothing left to do but move in. Thoughtfully designed, the three separate living areas allow your family to sprawl, and this along with the cosy aesthetic and green view through every window, creates a tranquil sanctuary. The large kitchen features quality appliances, a gas cooktop, an electric oven and a double-drawer dishwasher. Opening up from the family room, you're met with the stunning covered deck. Rain or shine, with a deck like this, you'll be entertaining all year round, and with a perfect view of the large, grassy yard, you can supervise the shenanigans of both pets and children easily. Palmerston as a suburb has always been in high demand & features local shops that include an IGA supermarket, Hairdresser, Capital Chemist, & a takeaway for the nights you just don't feel like cooking. If you need more shopping or restaurants the Gungahlin Town Centre & all it has to offer is an easy walk away as an option. With plenty of parks, ovals & bike paths you can really enjoy living in this prestigious location. Living: 131.95sqm Garage: 36.12sqm Total: 168.07sqm Block: 768sqm

- Beautifully renovated, north-facing three-bedroom home
- Spacious, split-level design with an abundance of natural light throughout
- Three separate living areas
- Recently renovated kitchen with gas cooking, electric oven, double drawer dishwasher and ample cupboard and bench space
- Master bedroom complete with walk in robe and ensuite
- Remaining two bedrooms with built-in, mirrored robes
- Brand new bathrooms with quality finishes and neutral tones
- Ducted heating and cooling
- Family room flows effortlessly onto fully covered timber deck
- Large, low maintenance garden with established fruit trees, colorbond fencing and refreshed landscaping
- Double garage with remote roller doors and external access
- Amazing location at the end of a quiet cul-de-sac, near the Palmerston shops and Crace shops, the bustling Gungahlin Town Centre, Burgmann Anglican School, Palmerston Primary School, parks and public transport options

Rates: \$3,471.34 per annum (approx.) Land tax: \$6,045.80 per annum (approx.) 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.