

# 8 Gudgenby Close, Palmerston, ACT 2913



## Sold House

Thursday, 26 October 2023

8 Gudgenby Close, Palmerston, ACT 2913

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 666 m<sup>2</sup>

Type: House

**\$975,000**

New Door Properties is proud to present this 8 Gudgenby Place, Palmerston, ACT located on a quiet cul-de-sac on arguably one of Palmerston's best streets is this stunning home that has been a place of harmony for its family. Spread across the 666 m2 level block this single-level home boasts a traditional floor plan with multiple spacious living areas allowing everyone the option to come together or have their own space to wind down after a long day at work or school. Located within close proximity to Gungahlin Town Centre, Casey Market Town, and Amaroo shops, with the esteemed Palmerston District Primary School nearby, this property is a perfect blend of convenience, making it an ideal choice for homeowners and investors alike. To Know more call Yash Sethi at 0406 551 043 or Abhi Parashar at 0404 525 998

**Property Features:** 4 Bed | 2 Bath | 2 Car garage - 666 m2 block (approx.) • Spacious freestanding single story four-bedroom house • Main bedroom with built-in robe & fully updated en-suite • Other three generous size bedrooms, with carpet to floor • Open plan kitchen with gas cooktop, ducted rangehood, electric oven & dishwasher • Ample cupboard storage in the kitchen • Common bathroom with single vanity, bathtub & separate toilet • Spacious laundry with rare access • Updated recycle ducted heating & cooling • Reverse cycle units included in bedroom & family living • Engineered floorings in the living area • Large covered alfresco • Big backyard with side access • Solar 3.9 Kw system • Internal wired alarm system • Double car garage remotely operated • Roller shutter access from the garage • Property is recently refurbished • Beautiful, manicured front & back gardens with established tree-easy maintenance • Nice and leafy cul-de-sac street

**Property Description:** • EER: 6.0 Stars • Living area: 163.44m2 (approx.) • Double Garage: 42.00m2 (approx.) • Pergola: 15.00m2 (approx.) • Block size: 666.00m2 (approx.) • Street orientation: North-East • Expected rental return: \$750 to \$800 per week (approx.)

**Location:** • Proximity to Palmerston District Primary School • Walking distance to public transport • Small drive to local shops and restaurants • 6 mins drive to Gungahlin Town Centre

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