

8 Hart Close, Palmerston, ACT 2913

Sold House

Saturday, 17 February 2024

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Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 118 m2

Type: House



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\$720,000

Single level and separate title tucked away in a quiet, secluded enclave and ideally located in proximity to all amenities in Gungahlin. Embracing natural light and sun with private gardens, single attached garage with internal access and tasteful updates throughout. Attributes include a light filled, open plan living area, new floor coverings, new curtains and recently painted throughout. The bathroom, kitchen and laundry are presented in original condition and year-round comfort is assured with the benefit of gas heating and reverse cycle wall unit. Conveniently located! A short drive to the Gungahlin Town Centre, Gungahlin Lakes Golf and Community Club, Mitchell and the City Centre. Walking and bike paths are at the end of the cul-de-sac directing you to the local Palmerston Shops and Primary School. An excellent choice and sure to pique the interest of first home buyers, downsizers or savvy property investors. HIGHLIGHTS: -single level and separate title sited in a whisper quiet location-nature reserve at the end of the cul-de-sac with walking/bike paths-original kitchen, bathroom and separate laundry -reverse cycle wall unit-gas wall heater-new floating timber look flooring in the living, dining area and kitchen -new carpet in the bedrooms-new curtains throughout-new internal paintwork throughout-built-in-robos in all bedrooms-single garage with internal access -low maintenance established gardens

ADDITIONAL INFORMATION:-block: 16 -section: 156 -EER: 2-year built: October 1992 (Certificate of Occupancy)-living area: 95.5m²-single garage: 22.6m²-total house size: 118.1m²-block Size: 401m²-land value: \$430,000-land Rates: \$2,610 per annum-land Tax: \$4,114 (paid only if leased)-rental appraisal: \$560-\$580 per week

All measurements and values are approximate.*Please note: The floor plans and aerial photographs with any highlighted boundaries provided on this website may not be entirely accurate and are not necessarily to scale. They are intended as a guide only and must not be relied upon. In addition, the property information provided has been obtained from sources we deem to be reliable, however, Michael Potter Real Estate cannot guarantee its accuracy and persons should rely on their own due diligence.