

# 2/60 Mainwaring Rich Circuit, Palmerston, ACT, 2913



## Sold Duplex Semi-detached

Saturday, 2 November 2024

2/60 Mainwaring Rich Circuit, Palmerston, ACT, 2913

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Type: Duplex Semi-detached**



Shaun Iqbal



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## Home Sweet Home – A Rare Opportunity !

A rare opportunity to purchase this duplex home on a large block of land. This property gives you an opportunity to enter the sought-after, leafy suburb of Palmerston with this extremely well-maintained three-bedroom duplex-home, complete with stunning updates including painting and new lights, good size pergola, large-grassed backyard, spacious front yard and secure single garage with additional driveway parking area.

This immaculately presented single-level property is flooded with natural light and offers an open, flowing floor plan with plenty of space to live, work and play. The spacious kitchen features gas cooking, tiled splashbacks, ample storage, and bench space. All three generously sized bedrooms offer large built-in wardrobes and easy access to the light and airy central bathroom comprising a full-sized, shower, a vanity with storage cabinet. There is a second vanity outside the bathroom and a linen cupboard for daily convenience.

Entertainers will delight in the sizable outdoor space, which includes a large pergola with a stunning leafy outlook and a generous grassed backyard with plenty of room for children and pets, all secured by fencing. Completing this duplex home is air conditioning system, new lights, beautiful low maintenance gardens with established plants & trees, and a single garage with additional parking in the driveway.

Perfectly positioned in a quiet pocket of the suburb, leafy street outlook, just a short stroll from Palmerston District Primary School, Palmerston Shops, several playgrounds, and public transport to Gungahlin, City and Belconnen. Gungahlin Marketplace, Gungahlin and Yerrabi Ponds, light rail, restaurants, entertainment, and so much more are all just moments away.

Total Space = Living + Garage = 125.87 sqm

### Property Features Include:

- Freshly updated property
- Separate family area adjacent to kitchen
- Spacious living & dining areas
- Modern kitchen with gas cooking
- All bedrooms with built in robes
- Bathroom with two vanities
- Air conditioning system
- Single garage plus driveway parking
- Large front yard with grassed garden outlook
- Large enclosed grassed backyard, perfect for relaxing & entertaining
- Plenty of space for children and pets to play in the backyard
- Close to walking/cycling trails and Palmerston Oval
- A short walk to Palmerston Shops and the sought-after Palmerston District Primary School
- The Burgmann Anglican School, Gungahlin College & Gungahlin Town Centre all at walking distance

This duplex home is one of the best properties for living or an investment. Do not miss this one.