

# 21 Sentry Crescent, Palmerston, ACT, 2913

## House For Sale

Thursday, 26 September 2024

STONE

21 Sentry Crescent, Palmerston, ACT, 2913

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Jess Smith

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## Charming Family Retreat in Palmerston

Property to be auctioned onsite on the 19/10/2024 at 3:00pm with offers welcome prior.

Nestled in the heart of Palmerston, this welcoming family home instantly captivates with its warmth and thoughtful design, creating a space where everyday moments become treasured memories. From the moment you step inside, you'll be greeted by a sense of space and light, with the master bedroom offering a peaceful retreat complete with a walk-in robe and ensuite. The additional bedrooms, each with built-in robes, provide both comfort and practicality.

The front formal living and dining rooms are perfect for hosting family and friends, while the open-plan family and meals area is bathed in natural light, effortlessly connecting to the outdoors. Imagine enjoying your mornings in the spacious kitchen or stepping outside to the covered pergola, ideal for alfresco dining. The charming pergola and BBQ area set the scene for lively gatherings, while the expansive backyard offers a private oasis for relaxation and outdoor fun.

With a double car garage, ample space for entertaining, and all the amenities of Palmerston just moments away, this home promises not only comfort but also the chance to create a lifetime of joyful memories. Step into a lifestyle where every corner of this home is designed to bring you closer to the ones you love, and where each day feels like a retreat.

### Features Overview:

- Single level floorplan
- Solar: 12kw - 50 panels
- NBN connected with FTTP
- Age: 32 years (built in 1992)
- EER (Energy Efficiency Rating): 1.5 Stars

### Sizes (Approx)

- Internal Living: 164 sqm
- Pergola 1: 22.14 sqm
- Pergola 2: 40.85 sqm
- Porch: 7.41 sqm
- Garage: 39 sqm
- Total Residence: 273.4 sqm
- Block Size: 677 sqm

### Prices

- Rates: \$793.25 per quarter
- Land Tax (Investors only): \$1350 per quarter
- Conservative rental estimate (unfurnished): \$700 - \$720 per week

### Inside:

- Master bedroom with walk-in robe and ensuite
- Additional bedrooms with built-in robes
- Well-appointed bathroom with separate toilet
- Front formal living and dining area
- Open-plan family and meals
- Modern kitchen with ample storage
- Convenient laundry with outdoor access
- Double car garage with internal access

### Outside:

- Covered pergola ideal for year-round outdoor enjoyment

- Dedicated BBQ area under a charming pagoda, perfect for hosting gatherings
- Spacious backyard offering plenty of room for relaxation, play, and garden projects

Construction Information:

- Flooring: Concrete slab
- External Walls: Brick veneer
- Roof Framing: Timber: Truss roof framing
- Roof Cladding: Concrete roof tiles
- Window Glazing: Single glazed windows
- Roof Insulation: Thermal Insulation value approximately R-3.0

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.

Inspections:

We are opening the home most Saturdays with mid-week inspections. However, If you would like a review outside of these times please email us on: [jesssmith@stonerealestate.com.au](mailto:jesssmith@stonerealestate.com.au)

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