

7 Painter Pl, Palmerston, ACT, 2913

STONE

House For Sale

Friday, 9 August 2024

7 Painter Pl, Palmerston, ACT, 2913

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



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Prime Family Living

Nestled at the cul-de-sac's end on a 689 sqm block, this expansive 4-bedroom, ensuite home epitomizes family-friendly living in one of Gungahlin's sought-after suburbs. Architect-designed, it offers abundant space and privacy, ideal for families keen on proximity to schools, shops, parks, and public transport. Inside, enjoy various entertaining zones including a bright lounge, an open-plan kitchen, dining, family area, and a separate sunroom. The kitchen, a focal point, features a gas cooktop, electric oven, and dishwasher. The master bedroom boasts a walk-in robe and large ensuite, while three additional bedrooms offer built-in robes and share a main bathroom. Ducted gas heating and evaporative cooling ensure year-round comfort. There is a north-facing covered deck amid established gardens. Other highlights include a well-equipped laundry, a double garage currently utilized as a living area, easily convertible back, and the central location providing easy access to schools, shops, public transport, and Gungahlin Town Centre, with Gungahlin Drive facilitating travel to Canberra's north, south, and the city.

Features Overview:

- Single level floorplan
- NBN connected with FTTP
- Age: 30 years (built in 1994)
- EER (Energy Efficiency Rating): 3.5 Stars

Sizes (Approx)

- Internal Living: 179.7 sqm
- Garage: 39.3 sqm
- Deck: 14.53 sqm
- Sunroom: 36.92 sqm
- Total residence: 270.45 sqm
- Block: 689 sqm

Prices

- Rates: \$791.4 per quarter
- Land Tax (Investors only): \$1456.5 per quarter
- Conservative rental estimate (unfurnished): \$750 - \$760 per week

Inside:

- Generously sized master bedroom with a walk-in robe and spacious ensuite
- Three well-appointed bedrooms with built-in robes
- Main bathroom is generously sized and features floor-to-ceiling marble tiles
- Cosy family room for relaxing adjacent to kitchen
- Kitchen is modern appliances
- Open-plan dining room
- Well-equipped laundry with external access
- Double car garage currently utilized as a living area but easily convertible back, offering versatility
- Property is equipped with ducted gas heating and evaporative cooling

Outside:

- Sunroom and direct deck access
- North-facing Deck for all-day sun, surrounded by lush gardens, perfect for outdoor entertaining.
- Yard is low maintenance with landscaped gardens and two garden sheds

Construction Information:

- Flooring: Concrete slab on ground
- External Walls: Brick veneer

- Roof Framing: Timber: Truss roof framing
- Roof Cladding: Concrete roof tiles
- Window Glazing: Single glazed windows

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

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