

# 1/11 Everard Street, Palmerston, ACT 2913



## Townhouse For Sale

Sunday, 23 June 2024

1/11 Everard Street, Palmerston, ACT 2913

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 138 m2**

**Type: Townhouse**



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## Offers over \$675,000

Nestled in a beautiful, small boutique complex is this delightful house like terrace home located just stone's throw away from the local schools & shopping precincts. As soon as you step inside, you are greeted with a gorgeous light filled family lounge area that offers a generous amount of space to enjoy. The timber flooring throughout complements the home & creates a warm feeling. The kitchen & dining area are separated from the living area & has direct access out onto the courtyard. The kitchen has a great amount of bench space, loads of storage cupboards & a window that outlooks the courtyard, so if the kids are out the back & you're cooking dinner you'll be able to keep a good eye on them! The dining area is a fantastic size & has plenty of space for an 8-seater dining table. Outdoor/indoor entertaining fits the scene perfectly, with sliding doors that flow straight from the dining area out onto the courtyard. The courtyard is an inviting space for those with a green thumb, social hosts, or families in search for a safe area for the kids & pets to run around. A special bonus about this home is the powder room located on the ground floor. Within the home, you will find three spacious bedrooms. The main bedroom is carpeted & has a walk-in robe, en-suite & direct access out onto the gorgeous balcony with treetop views. Bedrooms two & three are carpeted & both have built in robes. They are both serviced by the main bathroom with features a bath & loads of under sink storage. This home ticks all the boxes, its perfect for first home buyers, the savvy investors & or downsizers alike. Don't miss the perfect opportunity to call 1/11 Everard St, Palmerston you're new home. Features: • Lock up double garage • 3 bedrooms • Ensuite • Walk-in robe • Courtyard & balcony • Carpeted in living areas • Timber flooring throughout the ground floor • Tiles in the kitchen • Powder room on ground floor • Two separate living areas • Ideal location near schools & shops • Freshly painted • New carpets Essentials: (approx.) • EER: 4 • Living size: 138m<sup>2</sup> • Balcony size: 8.35m<sup>2</sup> • Rates: 2,764 p.a • Land Tax: 3,608 p.a • Strata Levies: \$761 p.q • Rental Estimate: \$590-\$630 per week