

14/7 Lofty Close, Palmerston, ACT 2913

AREA SPECIALIST

Townhouse For Sale

Wednesday, 10 July 2024

14/7 Lofty Close, Palmerston, ACT 2913

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Townhouse



Jason Hall
0475983079

By Negotiation

Its Addressed: The timed sale closing date is 31/7/2024 at 6:30 pm. *THIS IS NOT AN ONLINE AUCTION. To register to offer, OR to follow this campaign, copy the below link into a search engine: <https://buy.realtair.com/properties/136118> Full transparency of the sales process A timed sale is not as complicated as it looks. Here's what you need to know. On holidays? No problem. You can participate at any time, from anywhere. Location is no longer a barrier to buying property. You can trust the sales process: everyone can see the current highest offer at all times, ensuring complete transparency. Sign up for property alerts and be notified of changes and offers. Take the time you need to do your research, knowing you won't miss out. Think of eBay for real estate. Step inside this charming townhouse at 14/7 Loft Close in the serene locality of Palmerston, and discover a splendid abode that beckons first-time buyers, discerning investors, and those seeking the convenience of downsizing without compromising on living space or comfort. With its two generously proportioned bedrooms, each boasting built-in robes, this residence promises restful slumber and ample storage for a clutter-free life. The spacious bathroom has been tastefully updated, featuring a new vanity, enhanced storage solutions, and a freshly sealed shower, ensuring a tranquil retreat for your daily routines. Beyond the threshold, you'll find two expansive separate living areas, a rarity in two-bedroom townhouses, providing versatile spaces to relax and entertain. The newly renovated kitchen is a culinary delight, offering abundant bench space, copious storage, and a delightful east-facing courtyard view that bathes the space in morning light. What truly sets this home apart are the three unique courtyards, a feature seldom found in similar properties. Each offers a distinct ambience: the east courtyard for tranquil mornings, the north-facing nook for basking in the sunshine, and the west courtyard with its lush grass, garden shed, and freshly painted fence, perfect for outdoor enjoyment. Additional comforts include reverse cycle air conditioning (RC/AC) for year-round comfort, low-maintenance gardens for leisurely weekends, and a single garage with remote access, thoughtfully equipped with shelving and a fold-down bench. Situated within walking distance to bus stops, and with effortless access to both the City and Gungahlin Town Centre, 14/7 Loft Close is a unique find that merges convenience with tranquil townhouse living. Don't miss the chance to call this exceptional property your home. Year Built: 1992 Living Size: 110m² Single Garage: 24m² Body Corporate: \$2,231.4 per year* Ideal for first-time buyers, investors, and downsizers* Two generously proportioned bedrooms with built-in robes* Tastefully updated spacious bathroom* Two expansive separate living areas* Newly renovated kitchen with abundant bench space* Three unique courtyards offering distinct ambience* Reverse cycle air conditioning for year-round comfort* Low-maintenance gardens for leisurely weekends* Single garage with remote access and shelving* Walking distance to bus stops and easy access to City and Gungahlin Town Centre.