



12 Archel Place, Palmerston

Palmerston Perfection

FIND.

Nestled at the end of a peaceful cul-de-sac, 12 Archel Place offers a warm and inviting family haven in one of Palmerston's most tightly held pockets. Beautifully maintained and thoughtfully updated, this home combines space, comfort, and privacy across a generous block, perfectly designed for relaxed living and entertaining. Its quiet street position provides a sense of seclusion, while still being close to shops, schools, parks, and public transport.

LOVE.

Bathed in natural sunlight, this residence boasts a flowing floorplan that caters effortlessly to family life. The heart of the home is a large updated kitchen featuring Westinghouse gas cooking, a Bosch oven, and ample storage for the keen home chef. Multiple living and dining areas provide space for everyone to unwind, while three bedrooms with built-in robes including a large master with ensuite, ensure comfort and convenience. Step outside and enjoy a beautifully paved alfresco area with pergola, overlooking the expansive backyard, ideal for entertaining, play, or future enhancements.

LIVE.

This home is set in a quiet and private street with a strong sense of community. Schools, shops, and parks are all within easy reach, and

3 2 2

FOR SALE

Auction

AGENTS

Eoin Ryan-Hicks
0424 042 419
eoin.ryan-hicks@ljhooker.com.au

Olivia Schultz
0415 366 287
olivia.schultz@ljhkipax.com.au

AGENCY

LJ Hooker Kippax
(02) 6255 3888

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



the location offers simple access to Gungahlin, Belconnen, and the City. With ducted heating and cooling, electric shutter blinds, and a double garage with internal access, every detail has been considered to create a lifestyle of comfort and practicality. This is a home that truly has it all.

ABOUT THE AREA

Local Transport:

- Bus services to Gungahlin, Belconnen, and the City
- Easy access to Barton Highway and GDE

Shopping & Dining:

- Palmerston shops
- Gungahlin Marketplace
- Local cafes and restaurants in the Gungahlin Town Centre

Schools:

- Palmerston District Primary School
- Burgmann Anglican School
- Gungahlin College

WHAT THE OWNER LOVES:

"You will enjoy the perfect orientation of the house, filling up the kitchen, dining and living room with the right amount of natural sun lights all day long while keeping the master bed room in the shade for well deserved sleep ins.

Enjoy restful nights spared of urban noises and waking up at the sounds of birds chirping.

Enjoy the safety of the dead end street for a peace of mind while walking the dog or taking the kids to school. The primary school is safely accessible using the pedestrian path without coming across a road."

OVERVIEW:

- 3 Bed | 2 Bath | 2 Car
- Large master bedroom with ensuite & electric shutter blind
- Updated kitchen with Westinghouse gas cooking & Bosch oven
- Spacious living and dining areas
- Main bathroom with separate toilet
- Huge backyard with paved entertaining area, pergola & storage shed
- Timber flooring and carpet throughout
- Laundry with external access
- Double garage with internal access
- Ducted heating & cooling system

RATES/SIZE:

Land Size: 538sqm approx.

Living Size: 130sqm approx.

Rates: \$3,167 p.a. approx.

Land tax: \$5,669 p.a. approx.

EER: 4.0

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EER 

MORE DETAILS

Property ID 1HT2F9U
Property Type House
House Size 130 m²
Land Area 538 m²
EER 4

Eoin Ryan-Hicks 0424 042 419

Franchise Owner | Sales Manager | Licensed Agent ACT & NSW |
Eoin.ryan-hicks@ljhooker.com.au

Olivia Schultz 0415 366 287

Licensed Agent | Team Ryan-Hicks | olivia.schultz@ljhkipax.com.au

LJ Hooker Kippax (02) 6255 3888

Cnr Luke Street & Hardwick Crescent, HOLT ACT 2615
kipax.ljhooker.com.au | kippax@ljhooker.com.au



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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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