



14 Huxley Place, Palmerston

## Where Space, Potential and Lifestyle Collide




Tucked away in a quiet Palmerston cul-de-sac, this home stands out for its space, privacy and endless potential. From the street it already feels different-set back, with established greenery and a layout that invites you to imagine what's possible.

Inside, generous living areas are filled with natural light and a practical flow that makes everyday life easy. The kitchen connects smoothly to dining and lounge spaces, while large windows frame the private backyard, ready for outdoor entertaining or relaxed weekends.

The bedrooms are well sized, the main complete with walk-in robe and ensuite, and there's plenty of room to update, personalise or even reimagine the interiors to your own style.

Set close to Palmerston shops, schools and Gungahlin Town Centre, it offers convenience without the noise, making it ideal for buyers seeking both lifestyle and opportunity.

14 Huxley Place is a home with solid foundations and a block that gives you room to grow-ready for a fresh chapter and the vision to bring it to life.

3  1  1 

### FOR SALE

Auction Sat 11 Oct at 1:00pm

### AGENTS

Troy Thompson  
0408 694 917  
troy.thompson@ljhooker.com.au

Estephano Cardenas  
0415 423 006  
ecardenas@ljhgungahlin.com.au

### AGENCY

LJ Hooker Gungahlin  
(02) 6213 3999

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.

 **LJ Hooker**

Why this property captivates:

- Quiet cul-de-sac setting offering privacy and low traffic
- Generous open-plan living and dining filled with natural light
- Practical kitchen with gas cooktop and scope for an easy modern upgrade
- Spacious main bedroom with walk-through robe and two way bathroom
- Two additional well-proportioned bedrooms with built-in storage
- Low maintenance landscaped backyard with room for entertaining
- Flexible floorplan suited to families, investors or renovators
- Single garage with driveway parking, not connected internally to the house
- Gas heating and split-system reverse-cycle unit for year-round comfort
- Moments from Palmerston shops, schools and Gungahlin Town Centre
- Solid construction and a level 512 m<sup>2</sup>; block ready for your vision

Proximity to Amenities:

- Within 5 minutes' walk to Palmerston Primary School, local parks and playgrounds
- Within 5 minutes' drive to Gungahlin Town Centre, cafes, shops and light rail
- Within 10 minutes' drive to Burgmann Anglican School and Gungahlin College
- Within 10 minutes' drive to major supermarkets and medical centres
- Within 15 minutes' drive to Canberra City Centre (CBD)

## MORE DETAILS

Property ID	35VMGCV
Property Type	House
Land Area	512 m <sup>2</sup>
EER	4.5
Including	Air Conditioning

**Troy Thompson 0408 694 917**

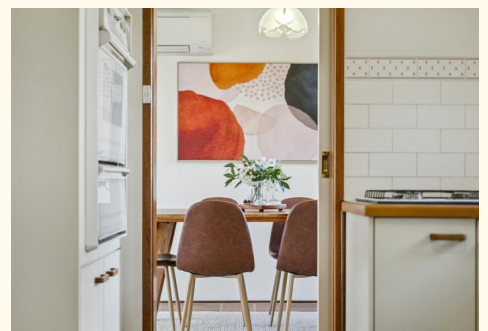
Director / Licensed Agent ACT/NSW |  
troy.thompson@ljhooker.com.au

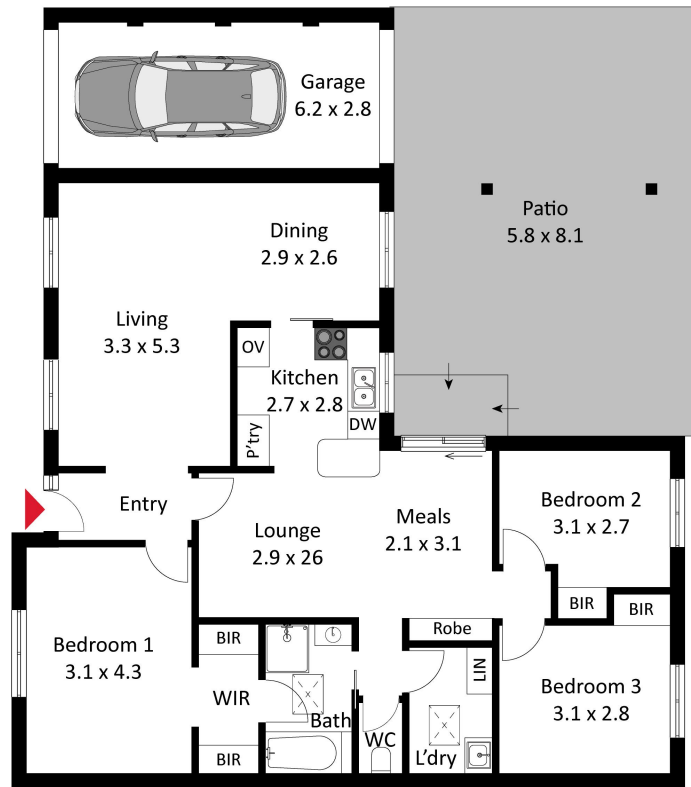
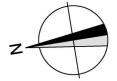
**Estephano Cardenas 0415 423 006**

Sales Associate to Troy Thompson | ecardenas@ljhgungahlin.com.au

**LJ Hooker Gungahlin (02) 6213 3999**

Suite 2C, Level 1, Gungahlin Village, 46-50 Hibberson Street,  
GUNG AHLIN ACT 2912  
gungahlin.ljhooker.com.au | gungahlin@ljhooker.com.au





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.

**14 Huxley Place, Palmerston**