



28 Mt Warning Crescent, Palmerston

A Fresh Start in Established Palmerston

Some homes simply make everyday living easier. With four bedrooms, separate living spaces, generous outdoor entertaining and a surprisingly versatile arrangement of garaging and parking, this Palmerston residence has plenty to offer beyond its welcoming first impression.

Positioned in an established pocket of Palmerston, the home enjoys the convenience of nearby schools, parks and local shops, with Gungahlin Town Centre only a short drive away. It's a location that feels comfortably removed from the bustle, while keeping the essentials of everyday life close at hand.

Inside, the floorplan gives everyone a little room of their own. A separate lounge provides a quieter place to unwind, while the open-plan family and dining area brings daily life together around the kitchen. Four bedrooms offer plenty of flexibility, including a separately positioned fourth bedroom at the front of the home, ideal for those working from home, accommodating guests or simply wanting a little extra separation.

The kitchen is practical and well equipped, with generous preparation

4 2 3

FOR SALE
$939,000+

VIEW
Sat 21st Nov @ 10:00AM - 10:30AM

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space, ample cabinetry, electric cooking, a dishwasher and a breakfast bar. Overlooking the family and dining spaces, it keeps everything connected without compromising on functionality. SPC flooring adds a modern, easy-care finish throughout the main living areas, while ducted reverse-cycle air conditioning keeps the home comfortable across Canberra's changing seasons.

Outside, there's room to enjoy the quieter moments as much as the celebrations. An extended covered entertaining area provides a generous setting for long lunches, weekend barbecues or an evening outdoors. The fully fenced garden, complete with established hedging and a manageable lawn, offers privacy, greenery and enough space for children and pets without demanding every weekend in return.

Parking and storage are equally well considered. A double garage with internal access is complemented by an enclosed carport with roller-door access, offering additional flexibility for vehicles, hobbies or those simply needing more room.

With the tenants moving out and vacant possession available, this is an opportunity to secure a well-proportioned home in an established neighbourhood and make the next chapter entirely your own.

AT A GLANCE
- Four bedrooms, all with built-in robes
- Main bedroom with ensuite and extensive wardrobe storage
- Fourth bedroom positioned separately, ideal for guests or a home office
- Separate formal lounge and open-plan family and meals area
- Kitchen with electric cooking, dishwasher, breakfast bar and generous storage
- Waterproof SPC flooring to living areas, kitchen and bathrooms
- Carpeted bedrooms
- Main bathroom with separate bath and shower
- Ducted reverse-cycle heating and cooling
- NBN connectivity
- Covered outdoor entertaining area
- Fully fenced, low-maintenance backyard with established hedging
- Double garage with internal access
- Additional enclosed carport with roller door and rear access
- Approximately 10 minutes' walk to Burgmann Anglican School
- Approximately 15 minutes' walk to Palmerston Primary School and local shops
- Short drive to Gungahlin Town Centre
- Approximately 17 minutes' drive to Belconnen Town Centre and 20 minutes to Canberra City

THE NUMBERS
- Total Living: 140m2 approx.
- Block Size: 453m2 approx.
- Built: 2004
- EER: 4
- Rental Range: $800-$850 per week
- Rates: $2,968 pa (approx.)
- Land Tax: $5,327 p.a (approx. only applicable if rented)

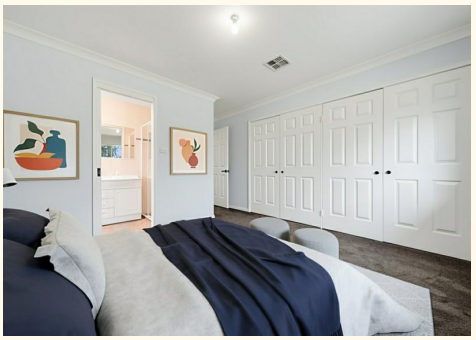
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MORE DETAILS

Property ID	37AEGCY
Property Type	House
House Size	140 m2
Land Area	453 m2
EER	4
Including	Ducted Cooling
	Ducted Heating

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