






Palmerston, 2/170 Kosciuszko Avenue

PERFECTION IN PALMERSTON

Auction Location: On-Site

This home defies traditional townhouse expectations, offering all that today's buyer dreams of, and more. Ticking every box for a fool-proof purchase and suited to any type of buyer; fully renovated, quiet complex, low maintenance, pleasant surprises like a walk-through robe and ensuite-like two way bathroom. No expense or effort has been spared to ensure a move in ready home, these qualities merge flawlessly with a location that delivers the perfect blend of relaxed and vibrant living.

You are welcomed by easy care, landscaped gardens and a charming front patio. Stepping inside, the formal living area is incredibly spacious, segregated, the free-flowing floorplan of the home immediately evident. The living area embraces a northerly aspect, provides surround sound speakers and plenty of room to relax and entertain. Move through to the kitchen, which has been tastefully renovated, offering a large island bench with breakfast

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For Sale
Auction

View
ljhooker.com.au/H1MH5W

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EER 

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bar overhang, plenty of storage, new induction cooktop, oven and dishwasher plus feature tiled splashback. A spacious dining area is attached to the kitchen, flowing out to the alfresco for easy entertaining.

Two generous bedrooms offer private retreat; the main bedroom is especially spacious offering a walk through robe to the two-way bathroom, giving the feeling of an ensuite, a rare find. The bathroom has also been updated with separate bath, shower and separate WC for convenience. The second bedroom is segregated, with built in robes.

Sliding doors from the dining area open wide to the rear courtyard, effortlessly bringing the outdoors in. It has been designed with easy care entertaining in mind, with built in timber bench seating and retaining walls, established gardens, outdoor beverage storage, plenty of room for the BBQ and fire pit, also with side access. This area is peaceful and private, perfect for entertaining all year round.

This home goes above and beyond, offering a host of thoughtful extras. There is a single car garage with storage space, an adjacent parking space for a second car or visitor parking, ducted reverse cycle heating and cooling, brand new carpet throughout the bedrooms, separate renovated laundry with storage space and outdoor access and keyless front door entry.

A prized location, walking distance from the local Palmerston shops, a bus stop just outside, plus moments from the vast amenities of Gungahlin Town Centre, the light rail, quality schools and nature offerings. Ideal for the first home buyer, downsizer and investor, this townhome is one of a kind.

- Fully renovated and move in ready townhome
- Quiet complex of only 6
- Brand new carpet
- Segregated formal living/entertaining area embracing northerly aspect, fitted with surround sound speakers
- Renovated kitchen with large island bench and breakfast bar overhang, plenty of storage, new induction cooktop, oven and dishwasher plus feature tiled splashback
- Dining area flowing from kitchen and out to alfresco entertaining
- Main bedroom with walk through robe to ensuite-like two way bathroom
- Second bedroom segregated with built in robes
- Bathroom with bath, shower and separate WC
- Outdoor courtyard/entertaining area with built in timber bench seating and retaining walls, established gardens, outdoor beverage storage and side access
- Single car garage with storage space plus an adjacent parking space for a second car or visitor parking
- Ducted reverse cycle heating and cooling,
- Separate renovated laundry with storage space and outdoor access
- Keyless front door entry

Living Size: 86m² + 26m² Garage (approx.)

Rates: \$2,042.46 p.a (approx.)

Land Tax: \$2,859.61 p.a (approx.)

Body Corporate: \$644.82 p.q (approx.)

EER: 2.5 stars

Construction: 1992



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More About this Property

Property ID	H1MH5W
Property Type	Townhouse
House Size	112 m ²
Land Area	226 m ²
EER	2.5

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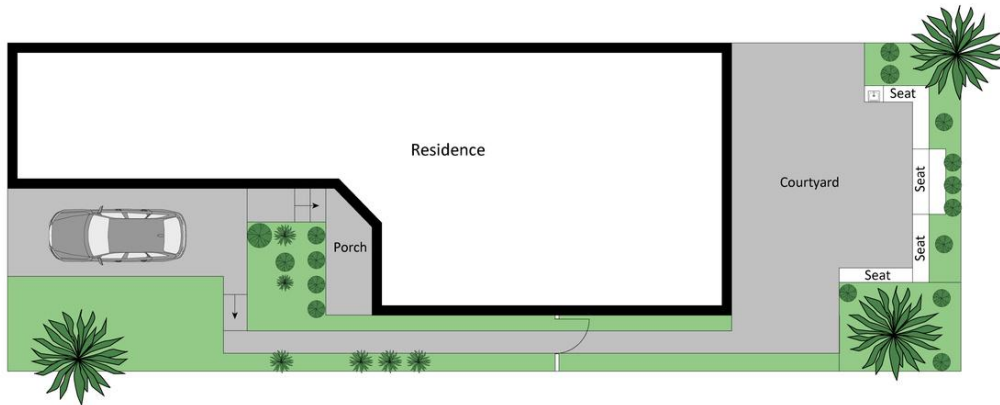
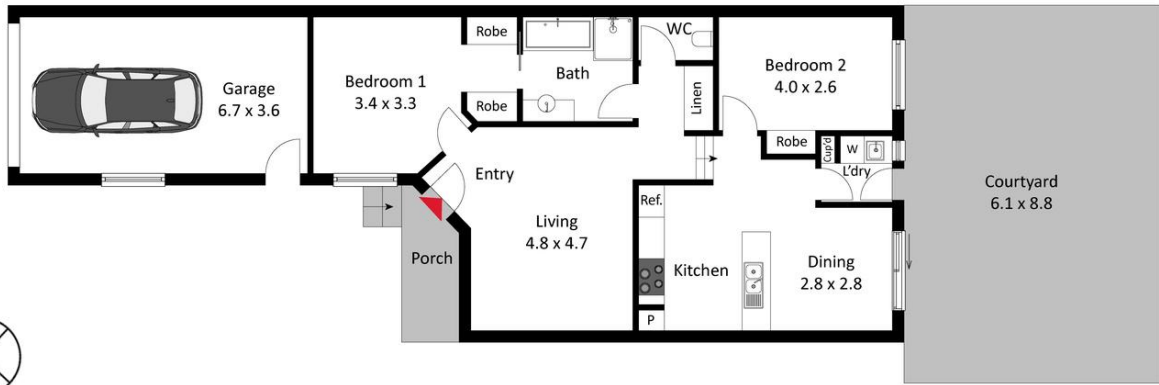
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The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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