






21/3-11 Everard Street, Palmerston

3  1  1 

Welcome to Woodleigh Park - Where Comfort Meets Character

Tucked away in the leafy and well-regarded 'Woodleigh Park' complex, this gorgeous 3 bedroom townhouse has been lovingly maintained and is ready to welcome its next owners. From the moment you step inside, you'll feel an instant connection - the warm tones, thoughtful upgrades, and inviting spaces give this home a personality all of its own.

Upstairs, you'll find three generously sized bedrooms, all basking in natural light. The master features a delightful private balcony - the perfect spot to sip your morning coffee, read a good book, or simply soak in the peaceful surroundings. A spacious two-way bathroom and separate toilet make the upper level practical as well as comfortable.

Downstairs, the layout flows beautifully! A light-filled living room at the front, a dining area off the kitchen, and sliding doors leading to your own private courtyard, ideal for entertaining, unwinding, and plenty of space for pets and children. A second toilet on the lower level adds extra convenience, while clever under-stair storage makes the most of every corner.

Whether you're drawn in by the location or the feel of the space,

FOR SALE
\$629,000+

AGENTS

Carly Clough
0419 296 458
cclough@ljhgungahlin.com.au

AGENCY

LJ Hooker Gungahlin
(02) 6213 3999

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Woodleigh Park offers something truly special - a home you can simply move into and enjoy.

The features:

- 3 large bedrooms, all on the upper level
- Master bedroom with private balcony
- Single lock up garage with extra visitor car spaces available
- Spacious two-way bathroom upstairs + separate toilet
- Second toilet downstairs for convenience
- New floating timber floors downstairs
- A mixture of sheers and honeycomb blinds for style and energy efficiency
- Front living area plus dining space off the kitchen
- Lovely, well-sized private courtyard
- Large linen cupboard and under-stair storage
- Gas wall furnace heater and split system for year round comfort
- Lovingly maintained inside and out
- Located in the desirable Woodleigh Park complex in Palmerston

The details:

- Rates: \$730.00 per quarter approx
- EER: 3
- Living size: 120m2 approx (lower level + upper level)
- Garage size: 19.5m2 approx
- Body Corporate Management: Link Strata Management
- Body Corporate: \$795.00 per quarter approx (admin and sinking fund)
- Land Tax (investors only): \$974.00 per quarter approx
- Potential rental return: \$600.00 - \$620.00 per week

MORE DETAILS

Property ID	35SYGCV
Property Type	Townhouse
House Size	120 m2
EER	3
Including	Air Conditioning Gas Wall Furnace New Floating Timber Flooring

Carly Clough 0419 296 458

Licensed Agent ACT/NSW and Auctioneer |
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