



Palmerston, 3/15 Namadgi Circuit

YOUR PERFECT HOME IN PALMERSTON

This immaculately presented three bedroom single-level home situated in a quiet and tightly held complex is your entry to Gungahlin! Suited to a wide range of buyers; whether you're a first home buyer, downsizer or investor, this home is ready for its new owners to walk straight in.

Featuring a floorplan which flows seamlessly, all three bedrooms are segregated, generous in size and drenched in natural light. All rooms showcase built in wardrobes with the master boasting a 'his and her' wardrobe. The bathroom has been tastefully renovated with a separate bath and WC for contemporary convenience.

The living area provides flexible options and enough space for relaxation and entertainment. The heart of this home is the kitchen, as you walk through you will be in awe of the quality appliances and storage! The dining area is separate to the living, providing a humble space for connecting over family meals or dinner parties.



Disclaimer: 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.

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For Sale
\$714,000+

View
ljhooker.com.au/34BZGCV

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EER ★★★★★

LJ Hooker Gungahlin
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Sliding doors from the dining area open to an expansive and welcoming space for entertaining with a beautiful deck, grassed back yard for kids and pets, as well as mature gardens, fruit trees and a garden shed. It has been designed with easy care entertaining in mind, with plenty of space for a BBQ, fire pit and play equipment.

This home goes above and beyond with no expense or effort being spared. On offer is a wide range of additional features that are truly unique - 16 solar panels for inexpensive outgoings, ceiling fans in the master and living, ducted reverse cycle heating and cooling, brand new carpet throughout, separate highly functional laundry, block out blinds on all windows, and a large single garage with additional parking options.

Perfectly positioned in a quaint pocket of a leafy complex, this property is just a short stroll from the popular Palmerston District Primary School, local Palmerston shops, several ovals, playgrounds, and public transport to Gungahlin, Civic and Belconnen. A short drive connects you to the Gungahlin Marketplace, entertainment options, light rail, Gungahlin and Yerrabi Ponds.

Features overview:

- Single level three bedroom home
- Renovated bathroom with bath and WC
- Adjoining garage wall (no internal walls are connected to other townhouses)
- New carpet and blinds throughout
- Kitchen with gas cooking and an abundant of storage
- Expansive deck and backyard
- Large single garage with additional parking options
- Ducted reverse cycling cooling and heating
- Instantaneous gas hot water system
- Fibre to the home, NBN connection
- Quiet boutique complex with well-kept gardens
- Close to highly sought after Palmerston District Primary School, ovals and local shops
- A short drive to Burgmann Anglican School, Gungahlin College and Gungahlin Town Centre

Townhouse Information:

- Name: Chatswood Court
- Year built: 1992
- Number of townhouses: 15
- Body Corporate Management: Civium Strata Management
- EER: 4

Sizes (approx.):

- Land size: 300m²
- Living size: 110m²
- Garage size: 22.5m²

Prices (approx.):

- Body corporate levies: \$580.00 per quarter
- Rates: \$357.00 per quarter
- Rental estimate: \$570.00 - \$600.00 per week



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More About this Property

Property ID	34BZGCY
Property Type	Townhouse
House Size	110 m ²
Land Area	300 m ²
EER	4

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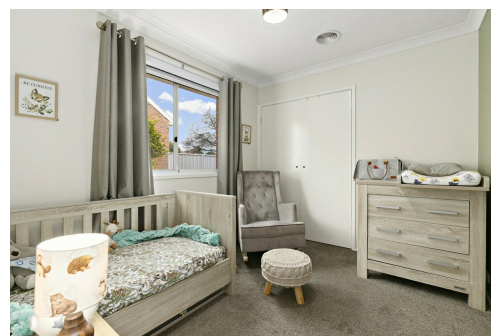
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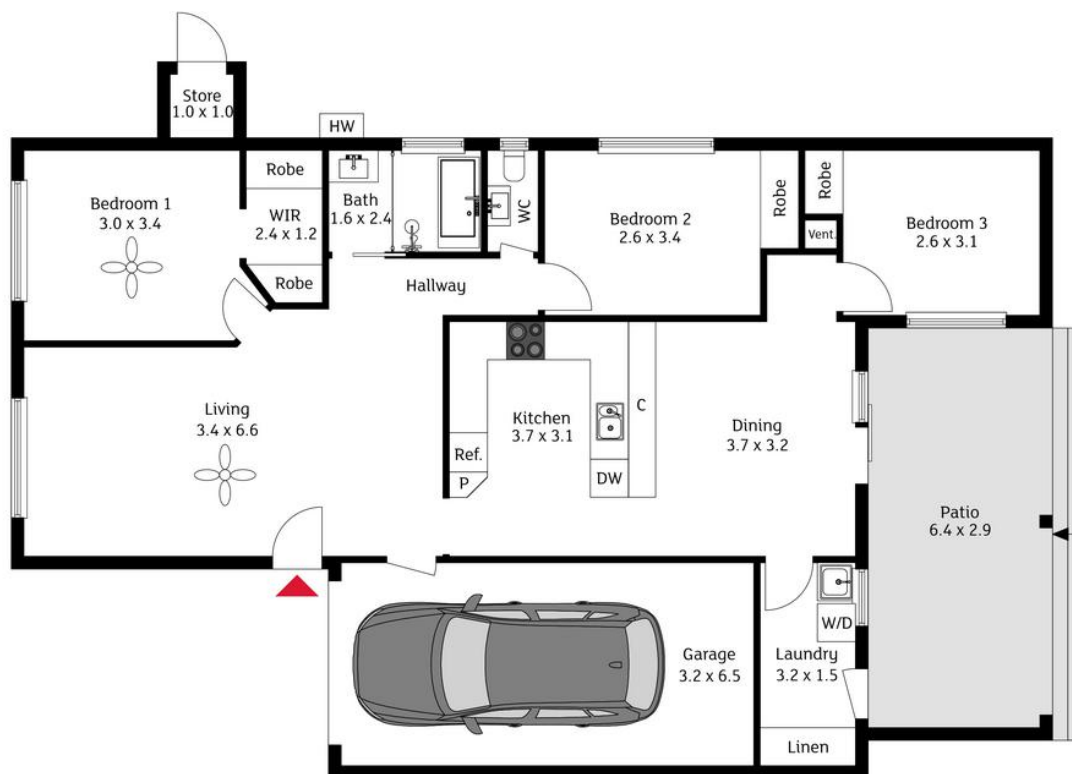
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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