



9/71 Tinderry Circuit, Palmerston

Find Your Place in Palmerston

FIND.

Tucked away in the heart of Palmerston, this beautifully updated home offers the kind of warmth and comfort that instantly feels inviting from the moment you arrive. Set on a generous block, the home blends modern updates with timeless character, creating the perfect opportunity for first home buyers, young families or anyone searching for a move-in ready home with space to grow, entertain and relax. Behind its welcoming facade, every detail has already been taken care of, allowing you to simply move in and start your next chapter.

LOVE.

Step inside and you're greeted by light-filled spacious living areas and dining area that immediately feels connected, comfortable and easy to enjoy. Timber look flooring flows throughout the home, adding warmth and practicality, while large windows invite natural light into every corner.

The updated kitchen has been thoughtfully designed for both everyday living and entertaining, featuring an induction cooktop, great storage and a layout that keeps you connected to family and guests while cooking. Flowing seamlessly outside, the large backyard becomes a true extension of the home, fully enclosed to create the perfect place for pets and the kids to play. With the backyard offering endless potential for future landscaping, gardens or additional

3 2 1

FOR SALE

Sale by Negotiation

AGENTS

Jake Taylor
0429 632 077
jake.taylor@ljhkipax.com.au

Eoin Ryan-Hicks
0424 042 419
Eoin.ryan-hicks@ljhooker.com.au

AGENCY

LJ Hooker Kippax
(02) 6255 3888

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.



entertaining spaces. Inside, all three bedrooms are comfortably sized with built in robes and carpet. The spacious master bedroom is serviced by a beautifully updated ensuite. Well sized main bathroom with beautiful updates throughout, adding a fresh, modern touch that elevates the entire home.

Complete with split system heating and cooling, a single garage and a dedicated car space. Offering a functional family-friendly layout, this is a home where all the hard work has already been done, leaving nothing to do but move in and enjoy.

LIVE.

Positioned in an established and convenient pocket of Palmerston, this home places everyday amenities within easy reach. Local schools, parks, walking trails and public transport are all nearby, while Palmerston shops, Gungahlin marketplace and a variety of local cafés, restaurants and conveniences are only moments away. Whether you're starting out, slowing down or simply looking for a home with heart, this is a location that offers both convenience and community.

ABOUT THE AREA

Local Transport:

- Nearby bus stops connecting Palmerston to Gungahlin and Canberra CBD
- Easy access to major arterial roads

Shopping & Dining:

- Palmerston shops and local amenities
- " Gungahlin Marketplace
- " a variety of local cafés, restaurants and conveniences nearby

Schools:

- Palmerston district primary school
- Burgman Anglican school
- Gungahlin College

OVERVIEW:

- Three Bedroom, Two bathroom home
- Single enclosed garage and a dedicated car space
- Two spacious living areas
- Beautifully updated kitchen
- Two beautifully updated Bathrooms
- Timber look flooring throughout living areas
- Carpeted bedrooms with built in robes
- Split system heating and cooling
- Private courtyard + Spacious backyard
- Move-in ready with modern updates throughout
- Ideal first home or young family opportunity

RATES/SIZE:

Living Size: 118sqm approx.

Rates: \$3041p.a approx.

Land Tax: \$4,176p.a approx.

EER: 2.5

Year Built: 1992

Disclaimer:

All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.

EER



MORE DETAILS

Property ID 1J85F9U
Property Type Townhouse
House Size 118 m2
EER 2.5

Jake Taylor 0429 632 077

Sales Associate | jake.taylor@ljhkippax.com.au

Eoin Ryan-Hicks 0424 042 419

Franchise Owner | Sales Manager | Licensed Agent ACT & NSW |
Eoin.ryan-hicks@ljhooker.com.au

LJ Hooker Kippax (02) 6255 3888

Cnr Luke Street & Hardwick Crescent, HOLT ACT 2615

kippax@ljhooker.com.au | kippax@ljhooker.com.au

