

10 Augustus Cl, Palmerston, ACT, 2913

STONE

House For Sale

Friday, 17 January 2025

10 Augustus Cl, Palmerston, ACT, 2913

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 693 m²

Type: House



Hugo Mendez

0421349916

Family haven with modern comforts.

Auction to be held on Saturday 15th February 2025 at 12:45m on site.

Located in a quiet cul de sac close to Gungahlin Town Centre, this beautifully designed four-bedroom home offers space, comfort, and practicality all on a single level. Thoughtfully updated to suit modern living, this property is perfect for families seeking a blend of style and convenience.

The home boasts four generously sized bedrooms, each with mirrored built-in robes. The main bedroom is exceptionally spacious, easily accommodating a king-size bed with additional furniture. With three bathrooms, including two ensuites, the layout ensures comfort and privacy for every family member.

At the heart of the home, the designer kitchen features a Caesarstone benchtop that doubles as a breakfast bar, along with ample storage and high-quality appliances, including a Miele dishwasher. The open-plan family room includes a practical study nook, ideal for work or study, while the formal lounge and dining areas provide additional space for relaxation or entertaining.

The sleek timber-look flooring throughout enhances the home's modern aesthetic while being low maintenance, making it ideal for a busy family lifestyle.

Outside, the north-facing paved and covered courtyard offers an excellent space for outdoor entertaining, with surrounding grassy areas perfect for children and pets.

Additional highlights include ducted gas heating, evaporative cooling, a double garage with remote access, and convenient side gate access, which can accommodate a boat or caravan. Public transport is easily accessible, with a direct bus to the City or Belconnen. The home is also within walking distance of schools, Gungahlin Lakes Golf Club, Gungahlin Pond, and the upcoming Leisure Centre.

This home presents a rare opportunity to secure a spacious, well-appointed family residence in a sought-after location. Inspect today and experience everything it has to offer.

Beautifully presented and generously sized family home.

Updated kitchen features extra wide stone benchtops, wide fridge space, ample storage space including a double door pantry plus breakfast bar seating.

Kitchen appliances includes a mix gas and electric cooktop, electric Bosch oven and dishwasher.

Three separate large living spaces including lounge, dining and family.

Study nook in the family room.

Floating timber flooring throughout.

Spacious bedrooms all with built in robes, including a huge main bedroom.

Three bathrooms in total, 1 main bathroom and 2 ensuites.

Ducted gas heating.

Evaporative cooling.

Separate laundry room linen cupboard.

Extra storage cupboards in the entrance, hallway and family room.

Double garage parking with remote access, extra storage space and epoxy floor finish.

Extra parking in front of the garage.

Front garden with irrigation system installed.

Fully enclosed and low maintenance backyard great for kids to play.

Covered outdoor entertaining area and extra paved sitting area.

Side gate access on both sides.

A short distance to the local Palmerston shops & bus stops.

Very close to the Gungahlin Town Centre & the Gungahlin Light Rail.

A short distance to Palmerston Primary School, Burgmann Anglican School & Gungahlin College.

Living size (Excluding garage and verandah) 190sqm.

Garage size 42.997sqm.

Verandah size 7.127sqm.

Pergola size 19.77sqm.

Total size 259.894sqm.

Rates \$3071.95 per year, approx.

Land tax \$5590.40 per year, approx.

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