

124 Mainwaring Rich Circuit, Palmerston, ACT, 2913 CARTER + CO

House For Sale

Wednesday, 11 December 2024

124 Mainwaring Rich Circuit, Palmerston, ACT, 2913

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House

Comfort and convenience awaits you here

Why You Want To Live Here...

Welcome to 124 Mainwaring Rich Circuit, a charming house located in the desirable suburb of Palmerston. This spacious home offers an ideal blend of comfort and convenience, making it perfect for young families or those seeking a peaceful retreat. With three well-appointed bedrooms, including a master suite featuring an ensuite bathroom and walk-in robe, this property provides ample space for relaxation and privacy. The additional two bedrooms come equipped with built-in robes, ensuring that storage is never an issue.

Set on a generous 575m² block with approximately 146.5m² of living area, this residence boasts an elevated position that enhances its appeal. The open-plan lounge and dining areas create a warm atmosphere for family gatherings while the separate family room adds versatility to your living space. The heart of the home is undoubtedly the generous kitchen which features modern electric cooktops and overlooks the stunning covered outdoor entertaining area-perfect for outdoor dining or simply enjoying serene evenings outdoors.

The property has been freshly painted throughout and includes several recent upgrades. Additional highlights include ducted gas heating for year-round comfort, security doors providing peace of mind, automatic double garage parking with extra off-street options available, two garden sheds for all your storage needs.

Positioned within walking distance to excellent local public and private schools as well as shops ensures you have everything you need right at your doorstep. Convenient access to Gungahlin Marketplace along with public transport links makes commuting easy whether you're heading into Canberra's city centre or exploring Belconnen.

This delightful home truly encapsulates what it means to live in Palmerston-a community-oriented suburb that balances accessibility with tranquillity.

The Features You Want To Know...

- + Three bedrooms (all with built-in robes)
- + Master bedroom includes walk-in robe & ensuite
- + Generous kitchen with electric cooktop
- + Open plan lounge & dining areas plus separate family room
- + Rear pergola ideal for indoor-outdoor lifestyle
- + Automatic double garage
- + Ducted gas heating throughout
- + Freshly painted interior
- + Two garden sheds
- + Low maintenance garden
- + Security alarm system
- + Security doors

The Location...

- + 2 minute walk to local bus stop
- + 11 minute walk to Palmerston District Primary School
- + 12 minutes walk to the Palmerston Local Shops
- + 13 minutes walk to Burgmann Anglican School
- + 4 minutes drive to the Gungahlin Town Centre

The Stats You Need To Know!

- + Land Size: 575m² (approx.)
- + UV: \$373,750 (2024)
- + Living: 146.5m² (approx.)
- + Garage: 36m² (approx.)
- + Porch: 3m² (approx.)
- + Pergola: 23.8m² (approx.)
- + Total Build: 209.3m² (approx.)
- + Built: 1993
- + EER: 4.0
- + Rates: \$773p.q.(approx.)