

18 Tinderry Circuit, Palmerston, ACT, 2913

House For Sale

Sunday, 13 October 2024

Canberry.

Live Where You Love

18 Tinderry Circuit, Palmerston, ACT, 2913

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Type: House



Shan Gao

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Spacious Living on Tinderry Circuit

Auction Location: On Site

What You'll Love...

Welcome to 18 Tinderry Circuit, a spacious property located in the sought-after suburb of Palmerston. This stunning two-story home offers a living experience with approximately 290m² under the roof.

As you enter this magnificent residence, you are greeted by both informal and formal living and dining areas, perfect for entertaining guests or enjoying quality time with family. The spacious multipurpose room on the ground floor is perfect for a home theatre or a children's activity space, ensuring every lifestyle need is met.

Step into the outdoors, the entertaining area is ideal for relaxation and hosting gatherings. The low-maintenance backyard, and a landscaped front yard, invites relaxation amidst nature's beauty.

Upstairs, you'll discover three generously sized bedrooms, each featuring built-in wardrobes and beautiful outlooks. These bedrooms are serviced by a stylish main bathroom. Additionally, there is an oversized master bedroom complete with walk-in robes and its own ensuite and offers breathtaking views while comfort is assured with a separate ducted gas heating system and ducted evaporative cooling.

On the ground floor, a fifth bedroom or study is situated beside the entry. Along the hall is a bathroom, large laundry and internal access to the double garage.

Walking distance to nature reserve & playground and the family friendly private location is a safe area for children. The peaceful location is so central, being a short drive into Gungahlin town centre and light rail. Local school and shops are only a short walk and Burgmann school a few minutes' drive.

Don't miss out on the opportunity to make this stunning property your new home where you will live you love.

At a glance...

- Stunning home which offers spacious living experience
- Split across two floors on a 715m² block of land
- A home perfect for entertaining guests or enjoying quality time with family
- Be greeted by both informal and formal living and dining areas
- The kitchen sits centre of the home overlooking the central living area and out to the homes backyard
- Jam-packed with smart storage solutions, and plenty of bench space, loads of cupboards and quality appliances
- A spacious multipurpose room on the ground floor
- Upstairs, you'll discover three generously sized bedrooms, each featuring built-in wardrobes and beautiful outlooks
- The upstairs bedrooms are serviced by a stylish main bathroom
- Oversized master bedroom complete with walk-in robes and its own ensuite offers breathtaking stunning views
- Fifth bedroom on the ground floor with easy access to the bathroom
- Large laundry
- Step outside into the expansive backyard where you can enjoy the morning sun or BBQ
- Low-maintenance backyard, and a landscaped front yard
- Ducted gas heating and evaporative cooling
- Conveniently positioned close to all the best bits that the Gungahlin region has to offer

Love the location...

- Within 5 minutes' walk to the Palmerston District Primary School

- Within 9 minutes' walk to the Palermston Shops
- Within 3 minutes' drive to the Burgmann Anglican School Valley Campus
- Within 4 minutes' drive to the Gungahlin Town Centre
- Within 14 minutes' drive to the Canberra CBD

Property Details...

Living: 236.89m² (approx.)

Verandah: 18.83m² (approx.)

Garage: 34.04m² (approx.)

Total Build: 289.76m² (approx.)

Block: 715m² (approx.)

Built: 1993

EER: 1.5

Rates: \$ 745 p.q. (approx)

Land Tax: \$ 1,339 p.q. (approx Investors only)

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