

6 Halifax Close, Palmerston, ACT, 2913

STONE

House For Sale

Friday, 29 November 2024

6 Halifax Close, Palmerston, ACT, 2913

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: House



Jess Smith
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A Sanctuary of Comfort and Style

Property to be auctioned onsite on the 19/12/2024 at 5:30pm with offers welcome prior

Nestled in the peaceful streets of Palmerston, this charming home combines warmth, functionality, and comfort to create the perfect sanctuary for families or those looking to upsize. The master bedroom, with its private ensuite and built-in robe, offers a retreat for relaxation, while the additional bedrooms ensure ample space and practicality with their built-in robes.

The elegant formal lounge and dining area set the tone for sophisticated living, while the family room, bathed in natural light, invites everyday moments of connection. Sliding doors open effortlessly to the pergola, creating a harmonious flow between indoor and outdoor spaces. The modern kitchen, complete with a breakfast bar, becomes the heart of the home, perfect for casual meals or entertaining guests.

Outside, the private courtyard provides a serene spot for quiet moments, while the spacious backyard is perfect for children's play, gardening, or hosting gatherings. With thoughtful design, practicality, and comfort woven into every corner, this Palmerston home offers the ideal backdrop for a life well-lived.

Features Overview:

- North facing
- Single level floorplan
- NBN connected with FTTP
- Age: 31 years (built in 1993)
- EER (Energy Efficiency Rating): 3 Stars

Sizes (Approx)

- Internal Living: 111.06 sqm
- Porch: 13.1 sqm
- Pergola: 22.26 sqm
- Atrium: 6.24 sqm
- Garage: 22.35 sqm
- Total Residence: 175.01 sqm
- Block Size: 462 sqm

Prices

- Rates: \$663.75 per quarter
- Land Tax (Investors only): \$1055 per quarter
- Conservative rental estimate (unfurnished): \$620 – \$650 per week

Inside:

- Master bedroom with built-in robe and private ensuite
- Additional bedrooms equipped with built-in robes
- Bathroom with a full-sized tub and separate toilet
- Elegant formal lounge and dining area
- Family room opening onto the pergola through sliding doors
- Contemporary kitchen with a breakfast bar
- Practical laundry with external access
- Secure single-car garage

Outside:

- Relaxing courtyard offering a quiet retreat

- Pergola, perfect for alfresco dining and entertaining
- Spacious backyard with room for gardening, play, or peaceful relaxation

Construction Information:

- Flooring: Concrete slab
- External Walls: Brick veneer
- Roof Framing: Timber: Truss roof framing
- Roof Cladding: Concrete roof tiles
- Window Glazing: Single glazed windows
- Wall Insulation: Thermal insulation value approximately R-1.5
- Roof Insulation: Thermal Insulation value approximately R-3.0

Palmerston is a highly sought-after suburb with a strong community presence. Local shops include an IGA supermarket, hairdresser, Capital Chemist, and a takeaway for those nights you don't feel like cooking. For more extensive shopping and dining options, Gungahlin Town Centre is an easy walk away. With ample parks, ovals, and bike paths, Palmerston offers a prestigious and enjoyable living experience.

Inspections:

We are opening the home most Saturdays with mid-week inspections. However, If you would like a review outside of these times please email us on: jesssmith@stonerealestate.com.au

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