

10/25 Temperley Street, Nicholls, ACT 2913

VERV

Sold Townhouse

Friday, 1 September 2023

10/25 Temperley Street, Nicholls, ACT 2913

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 471 m2

Type: Townhouse



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\$1,165,000

Discover the epitome of luxurious living at Nicholls, where every aspect of your daily life is elevated to new heights of comfort and convenience. With its stunning features and thoughtful design, this residence comes with an Above Average building report, and presents an exceptional opportunity to enjoy life in style. Imagine starting your day by basking in the warm embrace of the morning sun as you look out onto the picturesque golf course. The fabulous aspect of this home ensures that you'll relish every moment of those winter mornings. The living areas in this home are thoughtfully designed to capture an abundance of natural light that flows through, creating an inviting and comfortable ambiance. With additions such as one-way tinted film to the windows, plus quality honeycomb blinds, the house design ensures you have all the privacy you desire. The film treatment on windows adds an extra layer of privacy, giving you tranquility even while enjoying the golf course views. Enjoy the upgraded kitchen offering quality Bosch appliances and a multitude of storage and bench space, all whilst enjoying a scenic outlook to the green of the golf course! A generous master bedroom with its own ensuite inclusive of under-floor heating has access to the terrace. Two additional bedrooms each have built-in robes. The flexible fourth bedroom/home office is positioned at the front of the home also with built-in robes. Offering multiple living areas inside, with an extra addition of an enclosed outdoor entertaining area with servery access from the kitchen. This is the perfect setting to spend with friends and family after a long day, catching up over a nice meal. The home has had a refresh with a coat of paint throughout, recent upgrades to the kitchen and ensuite, along with new LED lighting, a 2.2kw solar system and an EV charger, this home is ready to make your own! Undeniably a rare opportunity, you have the chance to call this charming residence, HOME! Some features include:

- Master bedroom with ensuite and access to the terrace with golf course views
- Renovated ensuite with under-floor heating
- Two additional bedrooms with BIR
- Flexible fourth bedroom/home office with BIR
- Unique aspect for sitting in the morning winter sun looking out onto the golf course
- Multiple warm, sun-kissed living areas
- Well planned house design gives privacy from neighbours
- Film treatment to windows provides privacy from golfers
- Honeycomb blinds (Luxaflex Duette) installed throughout
- Renovated kitchen offering quality Bosch appliances and plenty of storage
- Externally vented range hood
- Cross ventilation with security screens on all external doors
- Insect-free enclosed entertainment area, with servery through to kitchen
- In summer, the coral bark maples on the north provide soft green light and welcome shade
- Jetcharge EV charger
- Hard-wired data outlets in 3 rooms
- 2.2kW Solar system
- Security system
- Ducted vacuum
- Automatic garden irrigation system
- Added convenience of local Casey shops nearby, offering Casey Jones, Aldi, Supabarn, Café Cherry Beans, hair salon and more
- Zoned for the reputable John Paul Catholic College

EER: 5
Built: 2000
Total Living size: 248.36m² approx
Garage: 39.81m² approx
Pergola: 27.20m²
Rates: \$802 p/q approx
Body Corporate: \$1,332 p/q approx
Water Supply Charge: \$171 p/q approx (consumption absorbed into levy)
Rental Estimate: \$700-750 per week