

**106 Kelleway Avenue, Nicholls, ACT 2913**



**Sold House**

Friday, 15 September 2023

106 Kelleway Avenue, Nicholls, ACT 2913

**Bedrooms: 4**

**Bathrooms: 2**

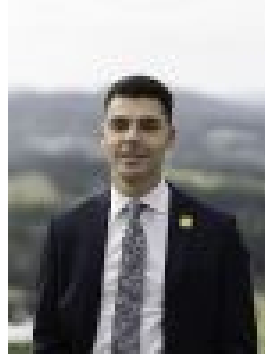
**Parkings: 2**

**Area: 727 m2**

**Type: House**



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**\$975,000**

There's no denying life looks good here in Nicholls, especially in this fantastic four-bedroom home that showcases exceedingly comfortable living. Presiding over an amply sized and easy to maintain block, it's a fresh and functional sanctuary that presents a great opportunity for families and empty nesters alike. Two living areas as well as a home office ensure plenty of versatility for your everyday lifestyle needs, while a sizeable all weather entertainer's terrace is an ideal extension of the living zone. The master bedroom is peacefully placed separate to the three remaining bedrooms and adjoins both an ensuite and walk in robe. A double garage with internal access to the home offers secure parking and easy entry, and you'll love the vehicular side entry that's provided. Boasting a superior location in a sought-after area, you'll benefit from fabulous accessibility to the many amenities that Nicholls offers. From the local shops, to an impressive selection of schools, parklands and walking trails, if you're looking to get your foot into the housing market or area wanting to downsize from a larger property, this home could be just what you're looking for. Property features include:

- Spacious formal entry foyer
- North facing lounge room flows through to a tiled dining area, both with outdoor access
- Modern gas kitchen features ample bench and storage plus a servery to the family room
- Good size master bedroom inclusive of a shower ensuite and walk-in robe
- Three additional bedrooms, each with built in robes
- Main bathroom with both bath and shower adjoins a separate w/c
- Home office placed off the entry foyer
- Large, pergola covered alfresco patio, accessed from the family and living rooms
- Secure double garage with internal home entry
- Ducted gas heating & evaporative cooling throughout
- Gated vehicular side access to the fenced, easy-care backyard
- Stylish and exceptionally well-maintained ex-DHA home

Close proximity to:

- Nicholls shops
- Local amenities
- Cafes & restaurants
- Public transport
- Gold Creek primary school
- Gungahlin town centre

EER: 4.0 • Living: 194.50sqm & Garage: 39.50sqm • Block: 727sqm • Rates: \$3,112pa • Land Tax: \$5,270pa (Investors only) • UV: \$635,000 (2022)

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.