

11 Cottam Place, Nicholls, ACT 2913



House For Sale

Wednesday, 17 April 2024

11 Cottam Place, Nicholls, ACT 2913

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Kostya Logvinov
0261510102



Drew Spratt
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Offers Above \$899,000

+ Walking distance to Gold Creek Primary, Gold Creek Secondary, Holy Spirit Primary, St. John Paul II College, Nicholls Early Childhood Centre, and the local Nicholls shops+ Elevated position with views+ Rare opportunity to enter into the tightly held Nicholls housing market at a competitive price point+ Well-presented four-bedroom home in a quiet street with lots of natural sunlight+ Additional store room that could be used as a home office+ Evaporative ducted cooling & two wall-mounted gas heaters+ Formal lounge and dining, and separate family room+ Large master bedroom with walk-in wardrobe and ensuite+ Additional bedrooms are segregated from the master and all feature wardrobes+ Sunny kitchen with dishwasher, electric oven & stovetop, plenty of bench & cupboard space+ Main bathroom featuring bath & separate shower+ Large laundry with external access+ Lots of storage throughout + Elevated and spacious deck overlooking the backyard with covered sail and district views+ Low-maintenance gardens and private backyard+ Double garage with automatic doors and internal access+ 3.63kW solar panels (8 years of warranty left) and inverter (6 years of warranty left)Gungahlin's premier suburb, Nicholls, is home to this comfortable entry-level four-bedroom home. Located in a quiet, elevated street this well-maintained home is within walking distance to four Nicholls schools, two golf courses, Gungahlin Pond and a short drive into the Gungahlin Town Centre, Belconnen Town Centre or Canberra CBD. + Internal living: 156.93m²+ Garage: 35.40m²+ Store room: 8.55m²+ Timber deck: 20m²+ Block size: 661m²+ Year built: 1993