

13 Cockatoo Close, Nicholls, ACT 2913

BLACKSHAW

House For Sale

Tuesday, 30 April 2024

13 Cockatoo Close, Nicholls, ACT 2913

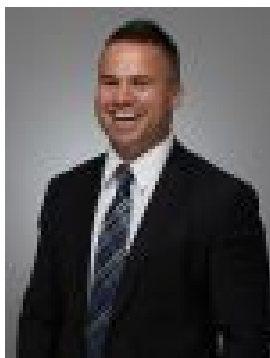
Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 419 m2

Type: House



Michael Braddon

0408446793

Auction

This pleasant four-bedroom ensuite home is conveniently situated in a peaceful Nicholls cul-de-sac, offering views and only a short stroll to Gungahlin Pond. Although only minutes drive from an abundance of amenities offered in the Gungahlin Town Centre, you will feel far from all the noise and busy lifestyle that comes with it. There are two separate living spaces plus a covered outdoor area, making this home perfect for entertaining family and friends, or just enjoying the relaxing atmosphere. Features- Ducted gas heating- Airconditioning in the kitchen and meals area- Dishwasher- Near new carpet to bedrooms & living area- Ensuite and walk-in robe to master bedroom- Built-in wardrobes to two bedrooms- Two separate living areas, one with annexed dining- Bathroom with separate toilet- Low maintenance yards- Double automatic garage with remote and internal access- Side access ideal for caravan, boat or trailer Size- Living: 143.36m²- Garage: 37.16m²- Total: 180.52m² Cost breakdown- Rates: \$767 p.q - Land Tax (only if rented): \$1,302.93 p.q- Potential rental return: \$690 - \$740 p.w This information has been obtained from reliable sources however, we cannot guarantee its complete accuracy, so we recommend that you also conduct your own enquiries to verify the details contained herein.