

**13 Pellew Street, Nicholls, ACT 2913**



**House For Sale**

Wednesday, 12 June 2024

13 Pellew Street, Nicholls, ACT 2913

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 947 m2**

**Type: House**



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**\$2,175,000+**

Welcome to an extraordinary family residence that offers both size and sophistication in one of the most coveted locations in Nicholls. This premium 5-bedroom, 3-bathroom home, situated within one of the most tightly held streets in the Harcourt Hill Estate, provides an unmatched living experience. Perched high on an elevated 947sqm block, the property boasts breathtaking views of the Brindabella mountain range, providing a serene and picturesque backdrop. From the moment you arrive, you'll be captivated by the home's striking facade and meticulously landscaped gardens. The elevated position not only ensures privacy but also enhances the stunning panoramic views that can be enjoyed from multiple vantage points within the home. Step inside to discover an expansive and thoughtfully designed living space that caters to every need of modern family living. Whether you're entertaining guests in the spacious open-plan living areas or enjoying a quiet evening with family in one of the cozy retreats, this home offers the perfect setting for every occasion. High ceilings, large windows, and premium finishes throughout create an atmosphere of understated elegance and comfort.

- Impressive family home in the prestigious 'Harcourt Hill' estate - Elevated position with stunning panoramic views - Architecturally designed - Freshly painted Interior - LED lighting upgrade throughout home - Immaculate condition - 373sqm of internal living (475.3sqm including garage, studio and terraces) - 5 large bedrooms with a host of lifestyle and entertaining options - Separate rumpus room (perfect for the kids) - Additional external studio with kitchenette (Perfect for entertaining) - Huge formal lounge with own balcony and views - Sunny formal lounge, Artisan bluestone wall, electric fire place - Large terrace of family with views - Generous meals area adjoining kitchen - 40mm Quantum Quartz stone kitchen - 900mm free standing oven and rangehood - Quality appliances - Large Walk In Pantry - 3 custom bathrooms in total - Fully frameless shower screens - Full height tiles to all bathrooms and custom joinery - A mixture of Fantini, Blanco and Grohe tap wear throughout the house - Private outdoor entertaining area with electronic Vergola - 2nd outdoor entertaining area with access from the kitchen/meals - High ceilings throughout the ground floor - Extensive North facing windows for maximum light and winter sun - Solid Victorian Ash hardwood timber stairs and flooring (first floor) - Studio Italia vitrified porcelain floor tiles to ground floor - Stainless steel glass handrails internally - Commercial grade anodised aluminium windows throughout the home - Ducted vacuum system - Security system with back to base option - Recently installed EUFY security cameras (6 in total) - Fibre to the home (N.B.N.) - Three oversized reverse cycle air-conditioning units (heating & cooling) - Remote ceiling fans added to bedrooms (first floor) - 16 x Roof mounted solar panels (Saves you \$\$\$\$) - 8m x 4m inground salt water pool, solar heating and pool cleaner - Large retractable (automatic) awning over pool - Outdoor water feature and easy care gardens - 'Crimsafe' security screen doors throughout home and on studio - Dual 'Rheem' continuous flow gas hot water systems - Impressive family home in tightly held locale - Close proximity to Gold Creek Country Club

**Brief Summary:** - Year of construction: 2008 - Ground floor living area: 265.00sqm - First floor living area: 108.00sqm - Garage area: 53.00sqm - Studio: 20.30sqm - Dual Terraces: 29.00sqm - Total area: 475.30sqm (Including Terraces) - EER: 2.5 - Block Size: 947sqm - U.V. \$847,000 (2023) - Rates: \$4,227 approx. - Land Tax: \$7,645 (If investment) - Rental Estimate: \$1000 - 1200 per week

Seize the chance to own a slice of paradise in one of Canberra's most exclusive addresses. This property is more than a home; it's a statement of refined living, a celebration of quality, and an embodiment of prestige. Don't miss out on the rare opportunity to make this masterpiece your own.

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