

**14 Fleetwood-Smith Street, Nicholls, ACT 2913**



**House For Sale**

Thursday, 16 November 2023

14 Fleetwood-Smith Street, Nicholls, ACT 2913

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Kaylene King

0409574178

## Auction

Auction Location: On Site Auction Set back and very private from the street, this wonderful family home is not only 'picture perfect' but will be absolutely perfect for your family to enjoy for many years to come. The current owners are moving interstate and will miss the home that they have done so much work to and poured heart and soul into. Now opening up a unique opportunity for you to call this your home, please don't delay your inspection! A very modern light filled home with segregated living spaces to ensure the whole family is catered for. You will find your own favorite spot to relax by yourself or great options for indoor/outdoor living spaces to come together with family and friends. The formal living spaces are beautiful for a quiet meal or drinks with friends and the open plan kitchen meals and family area, flowing out to the large deck and gardens will be just terrific for the largest of family gatherings. Downstairs off the entry is the home office with a lovely green vista to the gardens. The kitchen is beautifully finished with stonework tops, gas cooking and great storage. It's light and fresh and just lovely looking out over the backyard and deck. Upstairs all of the bedrooms have built in storage and the master suite with a walk-in robe, ensuite and lovely morning sun. The improvements listed below have taken this home to a new level of modern, light filled living with a wonderful emphasis on quality throughout and practical family living. The location in Harcourt Hill provides easy access to enjoy the Bicentennial walking trails, there is a bus stop just down the road, Casey shops are close by and the Gungahlin district is spoilt for childcare and schooling at every level; Gold Creek School and Holy Spirit Primary are both approximately 1.5km from the home. This truly is a home to be inspected in person so please pop into an open home or call me to discuss this Harcourt Hill opportunity. The owners are keen to consider offers PRIOR TO AUCTION Work completed in the last 12 months; • Brand new carpet throughout the house. • Brand new zoned Reverse cycle heating & cooling installed (including new ducting). This can also be operated via an app on your phone while away from the house. • Brand new electric hot water tank. • Newly painted and repaired deck • Newly installed pendant lights in the main entrance area, formal living and dining. • Newly installed plantation shutters throughout the house and in the bedrooms • Newly installed double sheers in the master bedroom. • Newly installed additional closet storage in the master bedroom. • New down lighting in the main living room, bathroom and study. • New flooring in the dining room. • New backsplash tiling to the kitchen • Additional power points installed throughout the home. • Additional security lighting outside the home. Other property features; • An abundance of storage throughout the home • The home office downstairs is additional to the 4 generous bedrooms upstairs • Ducted vacuum system (activated just 2 years ago) • Ducted reverse cycle air conditioning, NEW • Internal access to the oversized double garage, plenty of space for a workshop • The front verandah re tiled approximately 2 years ago • NBN installed • Security system to the home The numbers; • Block size; 823sqm • Living; 228.75sqm • Garage; 57.64sqm • Porch; 41.61sqm • UV; \$685,000 • Rates; \$ 838.00 per quarter • Land Tax; \$1,283.75 per quarter IF RENTED