

16/25 Temperley Street, Nicholls, ACT 2913



Townhouse For Sale

Saturday, 3 February 2024

16/25 Temperley Street, Nicholls, ACT 2913

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: Townhouse



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Expressions of Interest

+ Single-level freestanding townhouse backing directly onto the Gold Creek Golf Course+ North/East aspect to the rear of the home+ Modern kitchen featuring granite benchtops, gas stovetop & ducted rangehood, electric oven, stainless steel dishwasher, and plenty of cupboard space.+ The Gardens Development - 'Sequoia' Complex comprising just 22 residences.+ Open plan, informal living space able to be closed off from the rest of the home, has a ceiling fan, reverse cycle unit & tiles underfoot, & opens out to the tranquil rear yard through sliding doors.+ Formal living & dining room features a gorgeous bay window with a Golf Course outlook, wall-mounted air conditioning unit, high ceilings, & carpet underfoot+ Segregated master bedroom with sliding glass door access to the rear yard, mirrored wardrobes & wall mounted reverse-cycle air conditioning unit, & ceiling fan+ En suite features a huge oval spa bath, separate shower, custom stone top vanity, floor-to-ceiling tiles, heat lamps, & toilet+ Bedrooms 2, 3, and 4 are segregated from the master bedroom and feature built-in wardrobes.+ Main bathroom comes complete with separate bath & shower, custom stone top vanity, floor-to-ceiling tiles, & heat lamps+ Separate toilet room next to bathroom+ Generously sized laundry with built-in bench space & sink, custom shelving, & rear access to courtyard+ Tiled entryway with convenient stone benchtop+ Crimsafe secure mesh doors to front & rear entry points+ High-quality window treatments throughout (curtains with pelmets)+ Ducted gas heating+ Multiple wall-mounted air conditioning units throughout the home+ Ducted vacuum+ Gas instantaneous & continuous hot water+ Alarm system+ NBN connected.+ Meticulously cared for gardens that provide a picturesque outlook over the Golf Course+ Covered and open pergola fitted with sensor lighting and external power.+ In-ground watering system+ Double garage with internal access and automatic doors+ Visitor parking directly opposite the townhouse

This luxury one-level townhouse backs onto the golf course and is located in the exclusive suburb of Nicholls. A blue-chip offering, tightly held and suitable for downsizers or those looking to upgrade, the beautifully presented four-bedroom property boasts an abundance of natural light and two separate living areas, as well as easy access to public transportation and Nicholls Shops.+ Year built: 2000.+ Internal living: 181.35m²+ Garage: 39.81m²+ EER: 6+ Body corporate levies: \$1310 per quarter + Rates: \$773 per quarter