

19 Fleetwood Smith Street, Nicholls, ACT 2913



House For Sale

Thursday, 9 May 2024

19 Fleetwood Smith Street, Nicholls, ACT 2913

Bedrooms: 5

Bathrooms: 3

Parkings: 3

Type: House



Lucia Marzano
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Symon Badenoch
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Auction 01/06/24

Commanding a strong presence on Fleetwood Smith Street, this grand family home provides an amazing opportunity to live in a blue chip location with gorgeous views, and backing parkland. Upon entering the home, you are greeted with a welcoming foyer boasting high ceilings and a large staircase. This home will suit your growing family with multiple living areas, separate main bedroom suite to the remaining bedrooms, a large kitchen with access to the rear yard - all while capturing loads of natural light and capturing the stunning views from every window. The additional storage area or workshop on the ground floor behind the garage, provide ample storage options. The formal lounge and dining areas feature stunning arched windows. Each of the 4 bedrooms are of great size, with the master bedroom featuring a large walk-in robe and ensuite and spa bath. Adding onto this already great list of features is a study, powder room, private courtyard with direct access to a great walking track, oversized laundry with laundry chute, double garage with internal access & remote. Quality features of this home include:

- Natural light and stunning views from every aspect
- Backing onto parkland
- Master bedroom with ensuite and walk in robe
- Ducted gas heating
- Ducted evaporative cooling (to top floor assists with circulating air through the home)
- Large kitchen with dishwasher and gas hotplates plus plenty of bench and cupboard space
- Numerous living space options, including separate living, dining, meals, family and rumpus areas
- 2 large storage rooms, one with a bathroom and the other with a powder room, both lend themselves to flexible room uses
- Ample storage options
- Private study
- Powder room
- Balcony
- Double garage with internal access and remote

Additional single carport

Enjoy the perks and benefits of being situated in a prime location, within walking distance to the historical Gold Creek Village, a short drive to the effervescent Gungahlin Town Centre with its huge number of amenities available including, Coles, Woolworths, Aldi, Chemists, Bunnings Warehouse, a public library, medical and allied health facilities to name a few. Yerrabi Pond and nearby shopping centres including Casey Market Town are all a short drive away. Nicholls is central to many arterial roads connecting you to the rest of Canberra and surrounds.

EER: 1.5
Built: 1997
General Rates: \$4,638 approx pa
Land Tax: \$8,509 approx pa
Block: 1115sqm
Residence: 313sqm
Garage: 54sqm

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