

2 Gordon Close, Nicholls, ACT 2913



House For Sale

Thursday, 8 February 2024

2 Gordon Close, Nicholls, ACT 2913

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 451 m2

Type: House



Jake Battenally
0413313676



Robert Nepomuceno
0432697321

Auction 02/03/24

No need to lift a finger - this home is move-in ready. From the fresh paint adorning every wall to the brand-new, curtains and flooring underfoot, the seamless fusion of elegance and practicality is evident throughout. The open plan kitchen, meals, and family areas provide a perfect backdrop for daily living and entertaining, featuring a modern kitchen that boasts granite benchtops, glass splashback, a walk-in pantry, and a four burner gas cooktop, complemented by an electric oven. The formal lounge, complete with feature lighting, is soaked in natural light creating a warm and inviting space to enjoy some peace and quiet. The master bedroom is complete with a walk-in robe and ensuite. Two additional bedrooms with mirrored built-in robes are serviced by the luxurious fully renovated main bathroom and separate toilet. Enjoy the serenity of outdoor living under the covered pergola, surrounded by low-maintenance gardens and recently installed colourbond fencing and gates, so you can rest at ease. With the additional options of a front and rear courtyard, there is ample space for kids to play and pets to roam. Efficiency meets innovation with recently installed zoned heating and cooling, in-slab heating, blackout curtains and metal retractable shutters, ensuring year-round comfort whilst the solar panels ensure you save on your electricity bills. Additional creature comforts include the fully renovated laundry room with linen cupboard and external access, and a spacious double garage with remote control roller door, internal access and backyard access. Beyond the pristine confines of 2 Gordon Close Nicholls, discover the convenience of great local shops, proximity to Casey Market Town, public transport, local schools, and playing fields. This is more than a home; it's an invitation to embrace a lifestyle that your family is sure to love. PLEASE NOTE THIS PROPERTY WILL GO TO AUCTION SATURDAY, 2ND MARCH - ON SITE AT 1:00PM

Features: New carpets, flooring and curtains
Freshly painted throughout
Open plan kitchen, meals and family
Kitchen updated in 2017
Kitchen with gas cooktop, electric oven, walk-in pantry, ample storage space and granite benchtops
Formal lounge with feature lighting
Master bedroom with walk-in robe and ensuite
2 additional bedrooms with brand new mirrored built-in robes
Recently fully renovated main bathroom with separate bath and shower, floating vanity, granite benchtop and floor-to-ceiling tiles
Separate toilet
Recently fully renovated laundry room with great storage, granite benchtops and external access
Recently installed zoned heating and cooling
air conditioning
In-slab heating
Blockout curtains
Metal shutters
Solar panels
CCTV ready to be activated
New hot water service
Covered pergola
Front and rear courtyards
Low maintenance gardens
2 large garden sheds with ample storage
Roof has recently been repointed and capped
Double garage with remote control roller door, internal access and backyard access
Great local shops - Walking distance to Casey Market Town, public transport, local schools and playing fields
Only 5km from Gungahlin Town centre

Stats: Build: 1999
Block: 451sqm
Residence: 124 sqm
Garage: 38 sqm
Total: 161.98 sqm
EER: 4.0UV: \$402,000
Rates: \$2,417 pa
Land Tax: \$3,664 pa

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.