

2 Hurwood Place, Nicholls, ACT 2913

LUTON

Sold House

Saturday, 18 November 2023

2 Hurwood Place, Nicholls, ACT 2913

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1087 m2

Type: House



Nick Paine
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\$1,155,000

Nestled in the heart of Nicholls, 2 Hurwood place welcomes you with elevated views of Gungahlin. This spacious home sits proudly on a sprawling 1087m² block, uniquely positioned on the corner of a tranquil cul-de-sac. This home has undergone meticulous updates, including fresh paint, newly landscaped and new carpeting throughout, creating a modern and comfortable living environment. As you approach, you'll be greeted by the charm of established gardens that frame the property, hinting at the beauty within. The focal point of outdoor living is the expansive deck that spans the length of the side of the house, providing an ideal space for entertaining, relaxation, and enjoying the serene surroundings. Step inside, and you'll discover a thoughtfully designed layout featuring four bedrooms and two bathrooms, providing ample space for a growing family. The double car garage ensures convenience and security for your vehicles. The two separate living areas offer flexibility and privacy, catering to various family activities and needs. Situated in the premier suburb of Gungahlin, 2 Hurwood Place offers more than just a home; it provides a lifestyle. Enjoy the convenience of being within walking distance to local shops and schools, adding ease to your daily routine. The allure of this residence is further enhanced by its proximity to the vibrant community of Gungahlin, ensuring you are well-connected to amenities, parks, and recreational facilities. For the growing family seeking a harmonious blend of space, style, and convenience. Embrace the comfort and sophistication that this home exudes, and make it your own. Your dream lifestyle awaits in this residence in the heart of Nicholls.

Property features:

- Elevated on a corner block of a cul-de-sac
- Newly painted & new carpets installed
- Freshly landscaped, surrounded by established gardens
- Master bedroom with built-in robes and ensuite with spa bath
- Three additional bedrooms, all with built-in robes
- Two separate living/dining & family room
- Kitchen equipped with SMEG gas cooktop, electric oven and rangehood
- Ceiling fans & split system in living room
- Expansive rejuvenated deck that extends along the side
- In-slab heating through living areas & bathrooms
- Garden shed and deck for outdoor seating
- Double garage with drive-through
- Within 10 minutes walk to Nicholls local shops
- Within 10 minutes drive to Marketplace Gungahlin

Property Details:

- Block size: 1087m²
- Living size: 185.83m²
- Garage: 37.82m²
- UV: \$721,000 (2023)
- Land rates: \$3,740 p.a. (approx.)
- Land tax: \$6,615 p.a. (approx.)