

# 21 Hendry Close, Nicholls, ACT 2913



## Sold House

Sunday, 20 August 2023

21 Hendry Close, Nicholls, ACT 2913

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 1000 m2

Type: House



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## Contact agent

Introducing a masterpiece of luxury living in the prestigious Harcourt Hill Estate of Nicholls. Proudly positioned on the 18th hole of the Gold Creek Country Club, this premium 4 bedroom, 3 bathroom property with a rumpus room is a testament to the impeccable craftsmanship of the esteemed 'Better Building'. Elegance meets functionality in this stunning residence, where every detail has been meticulously curated to create an unparalleled living experience. The spacious layout effortlessly blends indoor and outdoor spaces, inviting abundant natural light and picturesque uninterrupted views of the golf course all sited on a well manicured 1000sqm block. Outside, the property's landscaping mirrors the elegance of its interior, creating a serene oasis that's perfect for relaxation or gatherings. The proximity to the Gold Creek Country Club presents an opportunity for the avid golfer to indulge in their passion just steps away from home.

- Impressive family home in the prestigious 'Harcourt Hill' estate- Peaceful location overlooking the 18th green of Gold Creek Country Club- Architecturally designed- Freshly painted Interior and exterior- Immaculate condition- 4 large bedrooms with a host of lifestyle options- Separate rumpus room (perfect for the kids)- 3 custom bathrooms in total- 274.58sqm of internal living area (417sqm including garage and terrace)- Very sunny and light filled living- In floor heating, ducted evaporative cooling, year round comfort- Superb formal lounge with gas fire place- Double glazed windows- Sunny family/meals area with peaceful outlook- Large 86sqm wrap around terrace, covered alfresco, great setting- 2nd entertaining/relaxing area- Sleek square set finish - Stone kitchen, double oven, Miele appliances, 900mm cooktop- Walk in pantry- Immaculate condition- Ducted vacuum system- Custom laundry- Huge master suite, ensuite with dual sinks, walk in robe- Generous guest bedroom with own ensuite- Large double auto garage, beautiful epoxy flooring, storage area- Additional parking at side with backyard access- Private, spacious and well manicured 1000sqm block- Premium buying opportunity in sought after locale

**Brief Summary:**- Year of construction: 2004- Builder: Better Building- Lower living area: 78.37sqm- Upper living area: 196.21sqm- Garage area: 56.15sqm- Terrace: 86.40sqm- Total area: 417.13sqm (incl. terrace)- EER: 4.0- Block Size: 1000sqm- U.V. \$1,074,000 (2022)- Rates: \$4,618 p.a.- Land Tax: \$8,467 p.a. (If investment)- Rental Estimate: \$1000 - 1100 per week

Seize the chance to own a slice of paradise in one of Canberra's most exclusive addresses. This property is more than a home; it's a statement of refined living, a celebration of quality, and an embodiment of prestige. Don't miss out on the rare opportunity to make this masterpiece your own.