

22/25 Temperley Street, Nicholls, ACT 2913



Townhouse For Sale

Wednesday, 24 April 2024

22/25 Temperley Street, Nicholls, ACT 2913

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 170 m2

Type: Townhouse



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\$920,000+

Driving into the Sequoia complex in Nicholls you are greeted with well looked after gardens cared for with passion surrounded by townhouses in a quiet, Australian beauty opportunity. This two-level Northern orientated townhouse comes with high end features, 2 living areas, a newly landscaped northern courtyard, hilltop views and 3 oversized bedrooms, spa ensuite and balcony off the main bedroom. Entering into the house you are greeted by light, new lino floorboards and the first living space with formal dining. The other living room next to the kitchen which can be isolated for a 2 zone area. Perfect for families. With newly installed lino floorboards up the stairs you are taken to the bedroom areas. 2 bedrooms both generous in size and with in-built robes. The master bedroom has light, space and storage. Large room, spa bath in the ensuite and walk-in-robe and with the northern balcony, sunsets really will be loved here. As mentioned, the courtyard has also been newly landscaped with laundry access on the side and well-manicured trees and side gate access. There is truly nothing else to add except your names on the letterbox. The Nicholls suburb just gets better with age and what it offers is plenty, golf course, Gold Creek village with local eateries and café and trinket shops. The George for a sneaky pint. Good Shepard, Gold Creek High being some of the close schools nearby. The Barton Highway close which takes you towards Canberra Central or Hall and Yass. Number 22 Townhouse was renovated with love and liveability in mind. Features Overview: - Located in the boutique townhouse development of 'Sequoia' in The Gardens Complex - North facing orientation - Only one adjoining neighbour - Freshly painted inside and body corp has advised complex is earmarked for complete outside repaint of all townhouses - Pet friendly complex (subject to strata notification) - A spacious living area as you enter the home and a second family area off the kitchen - Modern kitchen with stone benchtops and dishwasher, electric oven, 5-burner gas cooktop with ducted rangehood - Main bedroom with walk in robe, block out curtains and its own elevated balcony, sizable ensuite with corner spa bath, separate shower, vanity with stone benchtops - Bedrooms 2 and 3 are both oversized with built in robes - Main bathroom comes complete with separate bathtub, shower, vanity with stone benchtops, and separate toilet room - Additional toilet/powder room on lower level for guests - Neat and tidy separate laundry room with rear yard access - Under stair storage space - Ducted gas heating throughout whole house with an additional newly installed reverse cycle electric air conditioning unit on lower level (ducted air conditioning is only ducted to top floor) - Linen cupboard and large skylight upstairs - North-facing, fully-enclosed courtyard with newly landscaped garden - Double garage with remote entry and internal access - Visitor Car parking situated around the complex - 1-minute walk to neighbouring playground and nature reserve - Just down the road from The Golf Creek Country Club (golf course, swimming pool, tennis courts, restaurant/bar) The numbers: - Living Size: 170 sqm - Block Size: 293 sqm - Garage: 35 sqm - Strata levies: \$3,870 p.a. approx. (including sinking fund) - Rates: \$2,555 p.a. approx. - Land tax (investors only): \$3,178 p.a. approx. - Rental potential: \$740 p/w approx. - Age: 24 yrs (built 2000) - Builder/developer: Maddison Constructions - EER: 4.5 stars