

# 22 Hattersley Court, Nicholls, ACT 2913

STONE

## Sold House

Friday, 29 September 2023

22 Hattersley Court, Nicholls, ACT 2913

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 818 m<sup>2</sup>

Type: House



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## Contact agent

A WORD FROM OUR SELLER: "Nestled within the serene "Lakeview Estate," this remarkable home stands as a testament to architectural elegance and a profound connection with nature. From the very first moment we laid eyes on it, we were captivated by its unique charm, and it's been our sanctuary ever since. Backing onto the tranquil Gungahlin Pond and the adjacent nature reserve, this home offers a sense of peace and tranquillity that's a rare find in the hustle and bustle of suburban life. Our mornings have been filled by the sweet symphony of birdsong, and our evenings we have been able to enjoy views of the cheerfully paddling ducks on the shimmering lake. From our deck, we've witnessed the ever-changing tapestry of the lake, its hues shifting gracefully with the seasons. We've enjoyed many afternoons and weekends wandering around and exploring the lake, feeding the ducks, biking and even boating and fishing. As we bid adieu to our beloved home, we carry with us cherished memories of spacious, comfortable, and truly idyllic living. The architectural marvel of this home is not only aesthetically pleasing but also ingeniously designed. Its northeast aspect floods the main living and dining areas, the master bedroom, and the kitchen with sunlight, making each day feel like a fresh beginning. The high ceilings in conjunction with the northeasterly aspect keep the home warm in the winter and cool in the summer, providing a haven of comfort year-round. Cooking in the open kitchen, with its uninterrupted view of the lake and nature reserve, has been a joy for our family's chef, a culinary journey infused with inspiration from the natural beauty just beyond the fences. The interiors of this home are a testament to quality craftsmanship, and we've taken pride in maintaining and elevating it over the years. Recent upgrades, such as the 6-star energy-saving ducted heating system and the instantaneous gas hot water system, have added to the home's efficiency and comfort. The 900 mm Smeg cooking appliances have turned our kitchen into a gourmet haven. Even the garden has received our love and attention, with a meticulous landscape redesign featuring evergreen plants and seasonal flowers, ideal for the ever-changing Canberra weather. Freshly repainted garden walls and fences stand as a testament to our commitment to keeping this home in pristine condition. There is nothing left to do but move in, embrace the tranquillity, and fall in love, just as we did. This home, this piece of paradise, will forever hold a special place in our hearts, and we hope the new owners will feel the same."

Living: 258sqm  
Garage: 43.91sqm  
Deck: 40sqm (approx.)  
Total: 341.91sqm (approx.)  
Block: 818sqm

- Stunning architectural design, making the most of the northeastern aspect, with high ceilings allowing for the most amount of light throughout the home
- Functional, light-filled floorplan, with four separate living areas
- Floor to ceiling windows to the rear of the home allowing for uninterrupted lake views
- Segregated, spacious master bedroom boasts lake views, built in robes and a large ensuite with dual basins and a spa bath
- Large bedrooms, all with built in robes
- Main bathroom with two-way entry, full size bath, and separate toilet
- Stunning, open plan kitchen overlooks the lake and nature reserves, and boasts granite bench tops, corner pantry, a 900mm Smeg induction cooktop and oven, Robam rangehood and a dishwasher
- Large outdoor entertaining deck exhibits stunning views of the lake and nature reserve, perfect for entertaining friends and family
- Front courtyard allows for extra entertaining space or room for enjoying a hot beverage
- Automatic irrigation system throughout the gardens, adding to the low maintenance
- 3 zoned setting, 6 star energy saving ducted heating with reverse cycle air conditioning
- Instantaneous gas hot water system with 2 separate control panels
- Ducted vacuum system
- Valet intercom and security system installed
- Large laundry with cupboards and bench space
- Large double garage with internal access and remote control doors
- Amazing location, backing the Gungahlin Pond and nature reserves, and with easy access to a selection of private and public schools, public transport options, and only a few minute from Gungahlin Town Centre and Federation Square, Gold Creek and Gungahlin Lakes golf courses

Rates: \$4,511.20 per annum (approx.)  
Land tax: \$8,248.46 per annum (approx.)  
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