

25 Rosella Street, Nicholls, ACT 2913

LUTON

Sold House

Thursday, 16 November 2023

25 Rosella Street, Nicholls, ACT 2913

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 571 m2

Type: House



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Contact agent

Welcome to 25 Rosella Street in Nicholls. A spacious, single level, three-bedroom home, complete with study, two bathrooms, secure double lock up garage with internal access, and stunning views of the Gungahlin Lakes Golf Course. Your place to call home. Nestled in a premier location, enjoy easy, tranquil, and comfortable living in the highly sought-after suburb of Nicholls. At the front of the home is a well-sized, light filled study with built in cupboards, ideal for a home office. Down the hall are two bedrooms with built-in wardrobes and a large bathroom with separate shower and bath. With two generously sized living spaces, you'll have ample room to entertain guests, or simply unwind after a long day. The private Master bedroom looks out to the Golf Course and is complete with an oversized walk-in robe and the bathroom is nestled at the rear of the home. The heart of this property is the spacious kitchen, designed to inspire your inner chef. Equipped with all the necessities, ample storage space, and stone countertops, it is the perfect setting to create meals for your loved ones. When it's time to enjoy a breath of fresh air, step out onto the expansive outdoor area, an ideal spot for alfresco dining, and morning coffees while enjoying the superb views of the Gungahlin Lakes Golf Course. Location is key, and 25 Rosella Street delivers on that front. Situated in Nicholls, one of the most desirable suburbs in the area, you'll enjoy the convenience of nearby amenities, including shopping centers, schools, and recreational facilities. Commuting to Gungahlin Town Center takes just 10 minutes, ensuring easy access to a vibrant hub of retail, dining, and entertainment options. What an opportunity to secure your home in a prestigious location. Property Features: Construction: 1998 EER: 4.0 Stars Land Tax: \$5,472/Annum * Rates: \$2,525.21/Annum * Rental Appraisal: \$700 - \$750/Week Block: 571m² approx. Residence: 152m² approx. Garage: 40m² approx. Total: 192m² approx. UV: \$595,000 (2023) Features: - New zoned, ducted air conditioner - 4 burner Gas cook top - Range hood - Electric oven - Dishwasher - Built in robes in bedrooms - Private Golf Course location - New carpets - Freshly painted - Beautiful established native surrounds - Multiple living areas - 3 oversized bedrooms with built-in robes - Study - Covered entertaining area with Golf Course views - Master suite, walk in robe and ensuite - Automatic double lock up garage with internal access and separate exit to the back yard - Additional parking at the side of the property, ideal for a caravan - Prime location near Gungahlin town Center, schools, local shops