

28 Dooland Court, Nicholls, ACT 2913

STONE

Sold House

Monday, 14 August 2023

28 Dooland Court, Nicholls, ACT 2913

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 692 m2

Type: House



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\$1,185,000

Style and functionality come together in this distinguished, thoughtfully renovated four bedroom home. Located on a peaceful cul de sac in prestigious Nicholls, this enviable home sits high on a large, private, fully landscaped block, a short walk to shops, transport, parks and a selection of highly regarded schools. Immaculately presented, this home offers spaciouly proportioned formal and informal living areas flowing seamlessly together to enhance its open plan, indoor/outdoor entertaining areas and the beautiful garden outlook. The light filled entertainer's kitchen has a modern sleek design that will inspire the home chef. The kitchen has ample, functional storage with soft close drawers. The durable stone bench top with waterfall edge offers plenty of bench space and will stand the test of time. The newly installed Bosch appliances (including an integrated coffee machine) do all the hard work for you. The 5 burner gas cooktop is a great addition to this chef's kitchen and the dual ovens let you prepare multiple dishes simultaneously. The semi-integrated Bosch dishwasher is whisper quiet, accompanied by a large double sink with designer tapware and retractable head, and pull out bins making cleaning up a breeze. The spacious, segregated master and luxuriously renovated ensuite are sure to impress, with three generously sized bedrooms, all with built-in robes. Complimented by a newly renovated main bathroom with stone bench top, rain head shower, built-in bath and separate toilet. The well-appointed laundry has large overhead cupboards and an expansive stone bench top. In addition, a sizeable storeroom with external access will easily accommodate all your storage needs. You'll look forward to your weekends with the landscaped front and rear low maintenance gardens with beautiful sandstone retaining walls and established flowering and fruiting trees. A secluded backyard delivers a large, levelled area for kids or pets to play. The garden puts on a show as the seasons change which you can take in as it all unfolds from the privacy of your covered outdoor entertaining area. This turn key property is ready for you to move in and begin enjoying your new lifestyle. Come and see this rare opportunity for yourself, it could be your future home.

Features Overview:- Single-level floorplan, free-standing separate title home - 692 m2 block- Built in 1993- EER: 4 stars- Bathroom, toilet, ensuite and laundry renovated in 2021- Designer kitchen renovated in 2022- Soft close drawers and hinges throughout - NBN connected with FTTP- Ducted gas heating and evaporative cooling- Double garage with automatic doors- Mirrored wardrobes- Block-out roman blinds - 2 in 1 shower rails with rain water heads- 3 in 1 IXL bathroom tastics- Inset mirrored cabinets in ensuite and bathroom- Shower and bath niches with floor to ceiling tiling- Exhaust fans installed in toilet and laundry- Large double sink with pull-out hose- LED smart lighting and stylish feature lights- Stone benchtops throughout- New flooring - Bosch pyrolytic oven - Bosch dual combo microwave oven - Bosch semi-integrated dishwasher- Bosch 5 burner gas cooktop- Bosch inbuilt automated coffee machine- Smeg integrated rangehood- Established garden with maple trees, Australian grass trees, camellias, magnolia, cherry blossom, dwarf lemon, pineapple guava, kalamata olive, blueberries, dwarf blood orange, native finger lime, grape vines and a selection of herbs

Sizes (Approx)- Internal Living: 156.93 sqm- Storeroom: 8.55 sqm- Alfresco: 15.58 sqm- Porch: 9 sqm- Garage: 35.40 sqm- Total residence: 225.46 sqm- Block: 692 sqm

Prices- Rates - \$749.25 per quarter- Land Tax (Investors only): \$1,175.50 per quarter- Conservative rental estimate (unfurnished): \$820 - \$850 per week

Nicholls is one of Canberra's most popular suburbs with every home built with a sense of family connectivity in mind. This suburb enjoys quality schools, and easy access to Gungahlin Town Centre, Casey Market Town, Belconnen, Canberra CBD, Gold Creek and so much more. Perfect for keen golfers, Nicholls is set in a highly desirable pocket of Gungahlin.

Inspections: We are opening the home most Saturdays with mid-week inspections. However, If you would like a review outside of these times please email us at: jesssmith@stonerealestate.com.au

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