

# 3/49 Dooland Court, Nicholls, ACT 2913



## Townhouse For Sale

Friday, 3 November 2023

3/49 Dooland Court, Nicholls, ACT 2913

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 100 m2**

**Type: Townhouse**



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**\$650,000+**

If you are looking to downsize, this value packed three bedroom townhouse could be just the one you've been searching for. Single level, the home is easy care and low maintenance inside and out, and presents the ideal opportunity to secure a lovely residence in a great neighbourhood. Light filled living areas are generous, the design incorporating two separate spacious living spaces. All three bedrooms are also a great size with built in wardrobes, the main with ensuite access to the two way bathroom. Outdoors, the sunny courtyard is secure and low maintenance and there is also a single garage with internal access. With plenty of scope to add your own personal touches, this could be your new home! \* Freestanding single level townhouse \* Flowing floorplan with two spacious living areas \* Three good sized bedrooms with built in wardrobes \* Two way bathroom with 'ensuite access' from the main bedroom \* Reverse cycle air conditioning \* Sunny secure back courtyard \* Low maintenance grounds \* Ample visitor parking available \* Single garage with internal access \* Plenty of opportunity to personalise to your own taste \* Great position near to local shops, quality schools and Gungahlin Town Centre House Size: 100 sqm Land Size: 297 sqm EER: 5.0 Strata: \$523.77pq (approx.) Rates: \$2,564.02 pa (approx.) Land Tax: \$3,509.98 pa (approx. if rented out) Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.