

# 3 Freda Bennett Circuit, Nicholls, ACT 2913

MARQ

## Sold House

Saturday, 23 September 2023

3 Freda Bennett Circuit, Nicholls, ACT 2913

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 225 m2

Type: House



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## Contact agent

Situated in a superb location, a peaceful street only a short walk from Nicholls shops and schools, this well presented, separate title home offers an excellent opportunity to enter this popular suburb. Colourful daisies brighten the nature strip adding to the street appeal, and the neat front courtyard garden is a sheltered spot. Enjoying the northerly aspect, the spacious open plan living area is warmed by a gas wall heater. The bright kitchen overlooks the attractive rear garden and provides a good area of benchtop, a stove with gas cooktop, stainless steel dishwasher and pantry. From the lounge a sliding door opens onto the rear entertaining courtyard garden, bathed in sunlight and bordered by camellias to one side, with cumquats and colourful crepe myrtle trees to the north aspect, offering privacy and summer shade. The spacious master bedroom overlooks the front courtyard and has a built-in robe, as does the second bedroom. The bathroom is presented in excellent condition and features a bath, shower and separate w/c, and there is a separate laundry. The attached garage has an auto door and shelving at the rear, with access from the front courtyard. Ready to move into, but with scope to add your personal touch, this inviting home and garden offers low maintenance living with no body corporate fees, in a great location!

**Features:-** Well presented, separate title home in quiet loop street, short walk from shops and schools- Colourful, hardy daisies on nature strip add to street appeal- Sheltered, low maintenance front courtyard- North facing, open plan living area warmed by a gas wall heater- Bright kitchen offers generous area of benchtop, stove with gas cooktop, dishwasher and pantry- Lounge area opens onto north facing, private rear entertaining courtyard garden- Attractive plantings include neat camellias, a row of cumquat trees and four colourful crepe myrtles- Spacious master bedroom offers a built-in robe and overlooks front courtyard- Bathroom presented in excellent condition features a bath, shower and separate w/c both with fans- Separate laundry- Gas storage hot water system- Attached garage has an auto door, shelving at the rear and access from the front courtyard- Garden shed- Superb location short walk to shops, Gold Creek and Holy Spirit primary and Gold Creek high

**Particulars:-** Residence: 95.80m<sup>2</sup>- Entry Porch: 2.40m<sup>2</sup>- Garage: 19.26m<sup>2</sup>