

# 30 Candlebark Close, Nicholls, ACT 2913



## House For Sale

Thursday, 13 June 2024

30 Candlebark Close, Nicholls, ACT 2913

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Kostya Logvinov  
0261510102



Drew Spratt  
0413772370

**\$820,000+**

+ Refurbished single-level three-bedroom home diagonally to Gungahlin Pond and beautiful walking trails+ Updated kitchen with stone benchtops including waterfall edge, custom joinery, quality stainless steel appliances including dishwasher, electric oven and gas stove top+ Formal lounge+ Separate dining area/study+ Family room & meals area+ Gas ducted heating+ Ducted evaporative cooling+ Double garage with automatic doors and internal access+ Master bedroom with ensuite and walk-in wardrobe+ Additional bedrooms feature built-in wardrobes+ Laundry with external access+ Large private backyard that is low maintenance+ Low maintenance shrub front garden Walking distance:+ Gungahlin Pond+ Gungahlin Lakes Golf Course+ Burgmann Anglican School Valley Campus (Private)+ IGA X-Press Palmerston+ Palmerston District Primary School (Public)+ Percival Hill Nature Reserve+ Supabarn Crace (Supermarket)+ Bus stops with direct buses to Gungahlin and Belconnen Town Centres What's nearby:+ YourGP@Crace Medical Practice+ Holy Spirit Catholic Primary School (Private)+ St John Paul II College (Private)+ Gold Creek Primary School (Public)+ Gold Creek Secondary School (Public)+ Nicholls Early Childhood Centre+ Nicholls Shops including IGA, Liquor Store, Cafe, Bakery, Chinese, Italian & Pasta restaurants, Hair Salon, Beauty Salon+ Gungahlin Pond+ Public transportation+ Gold Creek Village includes a Pharmacy, George Harcourt Inn, McDonald's, KFC, Petrol Station, Nursery, Liquor Store, Early Learning Centre, Cafes, restaurants, Art Galleries, and more.+ Gungahlin Lakes Golf Course+ Gold Creek Golf Course & Country Club+ Casey Market Town+ Gungahlin Town Centre+ Crace Shopping Centre+ Burgmann Anglican School (Private) Property Information:+ Year built: 1999+ Internal living: 130.16m<sup>2</sup>+ Garage: 36.59m<sup>2</sup>+ Pergola: 12m<sup>2</sup>+ Block size: 426m<sup>2</sup>+ EER: 6