

30 Westbury Circuit, Nicholls, ACT 2913

Sold House

Sunday, 13 August 2023

Canberry.

Live Where You Love

30 Westbury Circuit, Nicholls, ACT 2913

Bedrooms: 5

Bathrooms: 4

Parkings: 3

Type: House



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Contact agent

Auction Location: On Site What you will love... An immaculate two storey residence showcase luxury living that only extraordinary attention to detail and quality customisation can produce. This impressive home offers modern living and with grand proportions. Providing the best in convenience class and comfort. From the entrance, you are welcomed by the elegant stairwell. Multi living areas through to the bedrooms, and bathrooms, all with feature lighting, right through to the custom-designed new kitchen and laundry, Only the finest inclusion have been fitted. Enjoy a captivating position in one of the more desired and tightly held areas of Nicholls, a property like this does not come along every day. And has to be seen to be truly appreciated. Be sure to inspect. At a glance... - Elevated fifth-bedroom, four-bathroom residence stands out as the very best- Tremendous light filled open plan living and dining, with additional separate living area and theatre room- Extraordinary attention to detail and quality customisation can produce- Extensive renovations, and upgrades- Well-established easy maintenance private garden - Elegant pergola wrapped around the back of the home - New fishpond with bridge- Brand new kitchen, only the finest inclusions have been used- 60mm Kitchen stone benchtops- 900mm Miele induction cooktop- 900mm Miele rangehood- 600mm Miele oven- 600mm Miele steam oven- 600mm Miele dishwasher- Plumbed in fridge provision- Soft-close drawers and cupboards- Large butler's pantry with gas cooktop and canopy rangehood- Smoked glass splashback- Large master bedroom features spacious walk-in robes, dressing table and luxurious ensuite- Two spacious bedrooms upstairs serviced by the main bathroom with a bathtub, shower and toilet.- Guest bedroom upstairs with walk-in robes and ensuite- Fifth bedroom located downstairs with 2 built-in robes and ensuite- Large laundry with an abundance of storage- Oversized double garage + single carport- New double-glazed windows - New insulation to internal/external walls and roof- New electrical wiring, lights, and power points, three phase power- New plumbing, tapware- Argent in wall cisterns, Villeroy & Boch toilets with smart toilets probation- New engineered timber flooring to upper floor, 1200x600mm tiles to lower floor- New tiles and waterproof to wet area- New steel-spine open riser stairs with LED lights and glass balustrade - New smart ducted reverse cycle heating and cooling with 6 zones- New Video intercom- New Samsung smart door lock - New Security cameras - New 1200mm wide Entrance door- New solar systems, 6.6 kW system with standard tariff and 2 kW with premium 45c feed-in- Dining void ceiling height 5.1m- Entrance void ceiling height 5.1m Love the Location... - Within 2 minutes' walk to Playground- Within 3 minutes' walk to Gungahlin Pond- Within 3 minutes' drive to Gold Creek Primary School- Within 4 minutes' drive to Casey Market Town- Within 4 minutes' drive to Gungahlin Golf Club- Within 4 minutes' drive to Burgmann Anglican School Valley Campus- Within 5 minutes' drive to Gungahlin Town Centre Property details... Land Size : 821 m2 (approx..) Ground Floor : 143m2 (approx..) Upper Floor : 151m2 (approx..including Voids) Garage : 47m2 (approx..) Pergola : 27m2 (approx..) Porch : 9m2 (approx..) Carport : 22m2 (approx..) Total house : 399m2 (approx..) EER : 5.0 Rates : \$821 p.q. (approx..) Land Tax : \$1,410 p.q. (approx..) Investors only Disclaimer: The material and information contained within this marketing is for general information purposes only. Canberry Properties does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.