

# 32 Freda Bennett Circuit, Nicholls, ACT 2913

## House For Sale

Wednesday, 22 November 2023

STONE

32 Freda Bennett Circuit, Nicholls, ACT 2913

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 777 m2

Type: House



Kris Hellier  
0413799700



Darby Langdown  
0432799221

## Auction on the 16/12/2023 at 12:45pm

The property will be going to Auction on 16/12/2023 at 12:45pm with offers welcome prior to auction. Buyer's guide: \$999,000+A WORD FROM OUR SELLER;"Having lived in this beautiful house for the better part of 28 years, I can truly say that this has been home. We raised a family here, and having the 3 separate living areas for this was an absolute blessing. The kids could play and spend time in the rumpus while dinner was being prepared, and we had no issues supervising through the open plan kitchen. As a family, we put a lot of work into establishing the gardens. From front to back, the hedges allow us to enjoy the space in privacy and the extra front garden felt like an oasis. The large pergola was so amazing for entertaining and we used it for family gatherings at every opportunity. Christmas, Easter and Birthdays were always spent laughing and lounging in our backyard next to the BBQ. The location of our home is very convenient as well, with the Holy Spirit Primary School and Gold Creek Primary School being within walking distance and with super easy access to the Gungahlin marketplace. Our family has enjoyed this home immensely, and as we prepare to pass the torch on to the next owner, we truly hope the new family is able to create as many lasting memories as we have."Residence: 206.00sqmGarage: 45.00sqmPergola: 68sqm (approx.)Total: 319sqmBlock: 777sqm-Immaculately kept, single level home -Three separate, light filled living areas, perfect for families to sprawl -Four large bedrooms, all with built in robes-Main bedroom complete with walk in robe and ensuite-Large main bathroom with spa bath and shower-Separate toilet-Separate laundry with external access-Large kitchen with abundance of bench and storage space, electric cooktop, oven and dishwasher-Ducted gas heating-Ducted evaporative cooling-North facing pergola, and low maintenance established gardens, ideal for pets, children and entertaining-Garage with roller doors and undercover access to the home plus additional carport -Fantastic location, near the bustling Gungahlin Town Centre, a variety of schools, shops, parks and public transport optionsRates: \$3,375.47 per annum (approx.)Land tax: \$5,840.46 per annum (approx.)Disclaimer: The material and information contained within this marketing is for general information purposes only. Stone Gungahlin 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.