

33 Westburry Circuit, Nicholls, ACT 2913



House For Sale

Friday, 2 February 2024

33 Westburry Circuit, Nicholls, ACT 2913

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Paul Corazza
0418632217



Lukas Santinon
0487651275

Auction - 10am 24th February

Positioned in this popular leafy neighbourhood of Nicholls, begin your next chapter here in 33 Westbury Circuit, which invites all aspects of family living into one. This charming 4-bedroom residence caters for every member of the family with a delightful level of space to spread out and relax in comfort with multiple living areas combined with the entertaining deck and backyard to ensure all year enjoyment. A plethora of lifestyle options wait for you here being only a stone's throw from the Gungahlin Pond, schooling, and shopping venues nearby. Single level, the design of the home offers a versatile layout to create your ideal lifestyle built around peace and comfort to serve your living requirements. The separate lounge and family rooms invite an appealing location for day-to-day living and formal greetings. The dining area adjoins nicely with the living and kitchen with the backdrop of the backyard and can be privately closed off, ideal for dinner parties and hosting guests in style. A stunning highlight of the home is the entertaining deck that delivers an impressive setting high up overlooking the scenic backyard & gardens. Extend your living out onto the deck which connects beautifully with the family room, perfect for larger gatherings and social occasions hosting friends and family admiring the peaceful aspect. The backyard displays a luscious area of grass space for kids and pets to play, and for a trampoline or swing set. The front portico also allows for further outdoor relaxation with street privacy from the established hedging to enjoy. Cook every homemade meal to perfection for every family meal and spoil friends and family hosting any social gathering. The highly practical layout has been recently updated and gifts plenty of bench space for meal preparation combined with ample pantry and cupboard space for utensils and appliances. The integrated fridge and freezer, and oven add to the modern presentation, along with a 900mm cooktop and a dishwasher. There is also plenty of sitting room at the benchtops for meals on the go and when conversing with guests. To the front of the home the main bedroom presents a deserving suite for any couple with room for a seating space, as well as a generously sized walk-in robe and ensuite. All remaining bedrooms are well oversized with built-in robes, window treatments and offer easy access to the main bathroom with a bathtub. Uncompromising comfort is evident throughout the home with the notable inclusions featuring ducted gas heating and ducted evaporative cooling system, window treatments in the living areas and bedrooms, solar panels to help reduce the bills and a security alarm system. The double car garage with fresh epoxy flooring provides space for tools and equipment and offers outdoor access to the backyard. The separate laundry with side access and linen cupboards allows for further storage options. There is also side access and added space to the side of the property for a van, trailer, boat, or caravan. Located in this premium suburb, enjoy the convenience of living with walking distance to the Gungahlin Pond for evening walks or bike rides. In either direction just down the road, the Gungahlin and Casey Market Towns deliver an abundance of restaurants, cafes, shops and amenities to suit your lifestyle. In addition, numerous schooling option and local parks and playgrounds are nearby for the family to appreciate. Summary of features: Sought after leafy neighbourhood nearby the Gungahlin Pond Charming single level 4-bedroom residence perfect for any family Updated with new lights & painted side and out including roof tiles Formal living & dining areas for hosting guests in style Lounge/family room ideal for day-to-day living Large entertaining deck for outdoor relaxation & social gatherings with friends & family Luscious backyard & gardens with plenty of grass space for kids & pets to play Extra-large double car garage with new epoxy flooring & storage space for tools & equipment Additional car accommodation or space for a trailer, boat or caravan Timber flooring to living areas & kitchen with carpets in the bedrooms Solar panels included to reduce your bills Ducted gas heating & ducted evaporative cooling Spacious kitchen layout with 20mm stone benchtops & ample bench space for meal preparation & appliances Integrated fridge & freezer & LG oven 900mm Omega electric cooktop & a new dishwasher Copious number of cupboards & pantry for utensils Seating space for meals on the go or conversing with guests Overly generous main bedroom suite with a well-sized walk-in robe & ensuite Extra-large bedrooms with built-in robes & window treatments Well-appointed main bathroom with a bathtub Linen cupboards for household goods Separate laundry room with storage space & side access Large accessible under house storage space Located close to: Gungahlin Pond with walking & bicycle trails The Gungahlin Market Town Centre Casey Market Town Gungahlin Lakes Golf Club Burgmann Anglican School, Gold Creek High School, Gungahlin College Local parks & playgrounds Key figures: Total living: 176m² Garage: 52m² Block: 851m² Rates: \$3,341 p.a. (approx.) Land tax (investor's only): \$5,768 p.a. (approx.) Year built: 1994 EER: 3.5