

35 Sue Geh Circuit, Nicholls, ACT 2913

MARQ

Sold House

Thursday, 26 October 2023

35 Sue Geh Circuit, Nicholls, ACT 2913

Bedrooms: 5

Bathrooms: 3

Parkings: 3

Area: 1244 m2

Type: House



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\$2,186,000

A prime location backing the golf course is the setting for this stunning, architect designed home, built by award winning Classic Constructions, and complemented by lush landscaped gardens. The home offers living areas and bedrooms of impressive proportions and resort style entertaining areas. Double doors open to reveal striking contemporary design, as living areas unfold in an open plan flow from the entry, which leads to an open study or music room with soaring void. The celestial windows above flood living areas, stairway and upper level in light. The elegant formal lounge and dining are also bathed in light from the northerly aspect, enhanced by high ceilings, while full length windows overlook the pool, and bring the gardens in throughout the home. A gas log fireplace is a cosy focal point. Neutral carpet furnishes formal living and bedrooms, while stylish honeycomb blinds and LED downlighting feature throughout. Vast casual living space takes in tranquil views over the sparkling pool and gardens to trees and golf course. The impressive kitchen showcases low maintenance Corian benchtops, Bosch electric appliances and a walk-in pantry. The meals area overlooks the pool alongside and sunlight pours in over cooler months. A sliding door opens to the entertaining area, partly sheltered by a Vergola. French doors from the family room open to a second entertaining area overlooking the golf course. The family room leads to a generous rumpus and there is a powder room adjacent. Underfloor heating extends over the entire ground floor and there is zoned ducted reverse cycle air conditioning for both levels, supported by fourteen solar panels. Stunning timber flooring features in the upstairs living area where French doors open to an elevated balcony, which offers a wonderful spot to enjoy the outlook. The palatial master suite enjoys treetop views to Black Mountain tower and nightlights on one side, and the golf course, opening onto the balcony. The walk-in robe and ensuite are similarly luxurious, with a spa bath. Second and third bedrooms are almost as spacious as the master, and with a fourth, all offer a wall of built-in robes. The luxe main bathroom features a spa bath and shower. A fifth large bedroom with a robe is situated beside the entry, together with a second bathroom. There is internal access to the three car garage, fitted with auto double and single panel lift doors. Gardens around the home are maintained in their verdant state with automated inground watering. The sought after location is a short drive to local shops and schools, with ready access to the Barton highway and a direct drive into Gungahlin Town Centre. Exceptional design and space, high end finishes and resort style entertaining make this home a stand out, ready for the housewarming!

Features:- Stunning, architect designed home in prime, peaceful location backing the golf course- Lush, landscaped gardens complement the outstanding street appeal- Striking contemporary design, offering living areas and bedrooms of impressive proportions- Elegant formal lounge/dining bathed in light from northerly aspect and features high ceilings, a gas log fireplace, while full length windows frame outlook over pool and bring the gardens in, throughout the home- Stylish honeycomb blinds, neutral décor and LED downlighting feature throughout - Vast casual living space takes in tranquil views over the sparkling pool on one side, and trees and golf course from the family room- Solar heated inground swimming pool has recently been re-lined- Seamless flow from sunny meals area onto inviting entertaining area with a Vergola, around pool - French doors from family room open onto a second entertaining area overlooking golf course- Impressive kitchen showcases stone benchtops, electric appliances and a walk-in pantry- Family room leads to large rumpus with a powder room adjacent- Underfloor heating extends over the entire ground floor and there is zoned ducted reverse cycle air conditioning for both levels, supported by fourteen solar panels, earning premium feed-in tariff- Beautiful timber flooring features in upstairs living area where French doors open to an elevated balcony- Luxurious master suite enjoys treetop views to Black Mountain tower and nightlights on one side, and the golf course with a door onto the balcony, a walk-in robe and luxe ensuite with a spa bath- Huge second, third and fourth bedrooms all offer a wall of built-in robes- Spacious main bathroom features a spa bath and shower- Fifth bedroom with robe on ground level, adjacent to entry and another bathroom- Open study or music room near entry features soaring ceiling and celestial windows- Two instantaneous gas hot water units- Security system and camera doorbell- Internal access to triple garage, fitted with auto double and single panel lift doors- Inground watering system to front and back, a garden shed and four raised veggie beds- Attractive street, only short drive to local shops, schools, Barton highway and Marketplace

Particulars:- Upper Level: 169.49m² (excluding stairwell & void)- Lower Level: 284.16m² - Garage: 64.80m² - Total: 518.472m²- Block: 1244m²- Builder: Classic Constructions - Built: 2006