

# 36 McAuliffe Court, Nicholls, ACT 2913



## Sold House

Thursday, 12 October 2023

36 McAuliffe Court, Nicholls, ACT 2913

Bedrooms: 5

Bathrooms: 2

Parkings: 8

Area: 889 m<sup>2</sup>

Type: House



Mary de Andrade

**\$1,505,000**

LARGE SINGLE LEVEL HOME WITH SPACE FOR EVERYONE! Indoor and outdoor spaces are a feature in modern day living and entertaining and this residence executes it well! Welcome to 36 McAuliffe Court in Nicholls, where you're connecting your open plan internal living with the alfresco dining area. A single level home with five bedrooms, three living and two dining areas is genuinely exceptional and has limitless potential with enough space for everyone. This type of home is perfect for large families, multi-generational living, or those who love to entertain. The kitchen hosts a Butler's pantry, stainless steel appliances, stone countertops, and plenty of storage space. Stepping out through glass sliding doors is a paved pergola of large proportion, enclosed yard with Colourbond fencing and well-established trees. Whether you want to spend a quiet evening with your family or host friends, you will genuinely appreciate the unique stone masterpiece, which was custom built as a grill, rotisserie, BBQ, pizza oven/outdoor fireplace and includes electricity and plumbing connection. Overall, this home is a truly impressive property with extra features such as year-round comfort with zone controlled in-slab heating, evaporative cooling, a two-car garage with space for additional storage/work bench, internal access, and remote entry. Don't miss out! Get in touch with Mary de Andrade Ph: 0412 190 369 to inspect your new home!

Features:

- A spacious master bedroom with ensuite and walk-in robe, is set aside for a little privacy and quiet as needed.
- 4 additional bedrooms with built-in robes
- Kitchen with stainless steel appliances, 4 burner gas stove, stone benchtop, ample storage, and Butler's pantry
- Three distinct areas make up the main bathroom, each with its own purpose. This layout allows for multiple people to use the bathroom at the same time.
- Large covered alfresco dining/entertaining area with a bespoke outdoor stonemasonry kitchen. Plumbing and electrical connection included.
- 2-car garage with room for storage, remote control and internal access, as well as 2 driveways for added off-street parking.
- There is no shortage of storage in the laundry with built in cupboards, bench space and access to the outdoors.
- New carpet throughout.
- Colourbond fencing surrounding the enclosed yard, which also has established trees including lemon and olive trees and stone masonry walls.
- The in-slab heating and evaporative cooling ensure that the home is comfortable all year round.
- Zoned adjustable water temperature controllers.
- Downlights throughout
- Security alarm and window locks
- Close to major shopping, schools, local shops, playgrounds, golf course
- Block: 54 Section 24
- Block size 889
- UV: 800,000
- Rates: Residential: \$3,796 Land tax if rented \$6,735 Commercial \$29,676
- Living: 253.74m<sup>2</sup>
- Garage 46.32m<sup>2</sup>
- Built: 2002

**Disclaimer** We have used our best endeavours to ensure the accuracy of this information, gathered from sources we deem to be reliable. However, we accept no responsibility or liability in respect of any errors or inaccuracy. Interested parties should rely solely on their own inquiries.