

# 4 Freda Bennett Circuit, Nicholls, ACT 2913

## House For Sale

Thursday, 19 October 2023

STONE

4 Freda Bennett Circuit, Nicholls, ACT 2913

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 224 m2

Type: House



Jess Doolan  
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**\$649,000+**

Impeccably maintained, this 3 bedroom separately titled house has you feeling like home as soon as you walk through the front door. A fantastic offering to the market, the residence is parcelled on a private and versatile block with a playground right at your back doorstep. Each charm-filled room provides you with a blank canvas to create your own touch and character, still enjoying high quality finishings and an abundance of natural light. Located just moments to Gold Creek School, Holy Spirit Primary, John Paul College and local shops and amenities. Features Overview:- Single level floorplan, free standing separate title home- Minutes stroll to shops, playgrounds, ponds, bus stops and schools- NBN connected with FTTP - Age: 28 years (built in 1994)- EER (Energy Efficiency Rating): 4.0 Stars Sizes (Approx.)- Internal Living: 109.35 sqm- Courtyard: 8.16 sqm- Veranda: 1.68 sqm- Garage: 19.67 sqm- Total residence: 138.86 sqm- Block: 224 sqm Prices-Rates: \$474 per quarter- Land Tax (Investors only): \$654 per quarter- Conservative rental estimate (unfurnished): \$540-\$560 per week Inside:- Light-filled living spaces - Large open-plan living and dining room - Fully equipped kitchen area with dishwasher- Access to beautiful sun-drenched courtyard from kitchen area- Three spacious bedrooms with built-in robes- Main bathroom with separate bath and shower, skylight, separate toilet- Full-sized laundry with access to outside area Outside:- Easy-care low maintenance yard with direct access to opposite playground- Single-car garage with internal access- New colourbond fence to the rear of the home Construction Information:- Flooring: Timber bearers and joists- External Walls: Brick veneer and weatherboard cladding- Roof Framing: Timber: Truss roof framing- Roof Cladding: Concrete roof tiles- Fascia: Timber fascia boards- Gutters: Metal gutters- Window Frames: Predominantly aluminum window frames- Window Glazing: Single glazed windows- Wall Insulation: Thermal insulation value approximately R-1.5- Roof Insulation: Thermal Insulation value approximately R-3.0 Nicholls is one of Canberra's most popular suburbs with each and every home built with a sense of family connectivity in mind. This suburb enjoys quality schools, easy access to Gungahlin Town Centre, Casey Market Town, Belconnen, Canberra CBD, Gold Creek and so much more. Perfect for keen golfers, Nicholls is set in a highly desirable pocket of Gungahlin. Inspections: We are opening the home most Saturdays with mid-week inspections. However, If you would like a review outside of these times please email us at: [jessdoolan@stonerealestate.com.au](mailto:jessdoolan@stonerealestate.com.au) Disclaimer: The material and information contained within this marketing is for general information purposes only. Stone Gungahlin does not accept responsibility and disclaims 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.