

4 Gordon Close, Nicholls, ACT 2913

House For Sale

Friday, 22 March 2024

4 Gordon Close, Nicholls, ACT 2913

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 700 m2

Type: House



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Auction

Nestled in a delightful cul-de-sac, this single level home is sure to appeal to many. With neutral fittings throughout, the home is designed for low maintenance living without compromise to lifestyle. A flexible floorplan, generous living spaces, and private, easy-care gardens await. Don't miss the opportunity.

FEATURES

- Large single level home in a quiet cul-de-sac
- Formal living room to the front of the home
- Segregated master bedroom with large ensuite and walk-in wardrobe
- Generous and open plan kitchen, dining, and family room
- Good sized kitchen with ample cupboard and bench space, including a walk-in pantry
- Three additional bedrooms, two with built-in wardrobes
- Main bathroom with separate toilet
- Paved pergola area, great for entertaining
- Large, private backyard, perfect for children and pets to play
- Vegetable garden
- Garden shed and rainwater tank
- Reverse cycle air conditioning unit in family room and master bedroom
- Ceiling fan in master bedroom
- Zoned underfloor heating
- Ducted vacuum system
- Automatic irrigation system
- Double lock up garage with automatic doors and internal access
- Additional off-street parking, great for a caravan or trailer
- NBN connected
- Walking distance to bus stop, Gold Creek High School, St John Paul II College, Nicholls playing fields and Casey Market Town
- Close to Gold Creek Country Club, the local Nicholls shops, Gold Creek Primary School and Holy Spirit Catholic School
- Short drive to Gold Creek Village, Gungahlin Town Centre and Belconnen Town Centre

WHAT THE SELLERS LOVE ABOUT THE HOME

1. The good ratio of outdoor to indoor space.
2. The peacefulness, security and privacy with enclosed garden on a flat parcel of land in a quiet cul-de-sac - particularly for our two-year-old toddler who is now nearly eight!
3. Our lemon tree is a gift that keeps on giving.
4. We love the excellent location relative to childcare centres, schools and shops. We also benefitted from being so close to Aquatots Swim School in Gold Creek.

STATISTICS (all figures are approximate)

EER: 4.5
Living Area: 172m²
Garage: 43m²
Total Size: 215m²
Land Size: 700m²
Construction: 1999
Rates: \$915 per quarter
Land Tax: \$1,732 per quarter (only applicable if not primary residence)
Land Value: \$613,000 (2023)
Rental Range: \$750 - \$770 per week