

# 4 Hoad Place, Nicholls, ACT 2913

MARQ

## Sold House

Thursday, 8 February 2024

4 Hoad Place, Nicholls, ACT 2913

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 854 m<sup>2</sup>

Type: House



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## Contact agent

In a superb, peaceful cul-de-sac location, only a short walk to Gungahlin Pond and local parks, this spacious home has been recently renovated with high end finishes and offers the perfect layout for the family, complemented by an abundance of grassy outdoor spaces for children and pets. Neat hedging shelters the home and covered sitting area at the front. The modern rendered finish is complemented by timber-look doors to triple garaging. The formal lounge features elegant new block out curtains and sheers, and a stylish electric fireplace, with a custom built recess for a large flat screen TV. The home has been refreshed in neutral white, and low maintenance, engineered European oak flooring extends from the entry through formal and casual living areas, with LED downlighting throughout. The spacious formal dining/multi-purpose room, (presently used as the ideal home office), also features new curtains and a reverse cycle air conditioning unit, and there is ducted gas heating throughout. The large, light filled casual living area features full length windows framing a private outlook over the garden, and is kept comfortable with a reverse cycle air conditioner. The stunning, new chef's kitchen showcases a massive stone benchtop with breakfast bar and storage, quality European appliances, including 900 mm gas cooktop and a 300 mm induction cooktop with a 1,200 mm rangehood, double oven (including a combi-steam oven), dishwasher and a large pantry. A sliding door from the family room opens onto an impressive, north facing entertaining area, sheltered by a high, pitched roof pergola. Neat hedging borders generous grassy play space, creating a peaceful, sunny haven to enjoy with the family and friends. The spacious master bedroom offers a garden outlook, including sliding door to master patio, walk-through robe and new ensuite, featuring dual basins, Italian porcelain tiles, heated towel rails and underfloor heating. Three secondary bedrooms have built-in robes, LED downlights and quality neutral carpet. The stylish new main bathroom offers a freestanding bathtub, oversized shower and wall mounted vanity. Nearby is a separate w/c and a powder room with dual basins, perfect for when you have guests. There is underfloor heating to both rooms, and both feature Italian porcelain tiles. The new laundry includes plenty of storage with upper cupboards and space for dual front loader appliances. Adjacent to the entry is a second powder room and internal access to the triple garage, fitted with double and single panel lift doors, and a rear roller door to the garden. There is an abundance of off-street parking, generous space for a trailer, boat and vehicles. Colorbond fences and gate provide the perfect secure yard for families and pets. It is only a short walk to Gungahlin pond and three parks, Percy Hill nature reserve and walking distance to the shops, Gold Creek and Holy Spirit primary schools and Gold Creek high school. Gungahlin town centre is just a 3.5 km or 7 minute drive! Features- Spacious home, recently renovated with high end finishes, situated in a peaceful cul-de-sac, only a short walk to ponds, playgrounds and within walking distance of shops and schools - The home has been refreshed in neutral white, and attractive European Oak engineered timber flooring extends from the entry through formal and casual living areas, with LED downlighting throughout- Formal lounge or media room features elegant new curtains and sheers, and a stylish electric fireplace, with a recess above for a large flat screen TV- The spacious formal dining room (presently used as a home office), also has new curtains and a reverse cycle air conditioning unit, and there is ducted gas heating throughout- Large, light filled casual living area features full length windows framing a private outlook over the garden, and a reverse cycle air conditioner- Stunning, new chef's kitchen showcases a massive stone benchtop with breakfast bar and storage, Asko 900 mm gas cooktop and induction cooktop with a 1,200 mm rangehood, a double oven, one with combi-steam function, a Miele dishwasher and a large pantry- Family room opens onto an impressive, north facing entertaining area, sheltered by a high, pitched roof pergola, and neat hedging borders generous grassy play space, creating a peaceful, sunny haven to enjoy with the family and friends- Spacious master bedroom offers a garden outlook, walk-through robe and new ensuite, featuring dual basins and heated towel rails, underfloor heating, and door to a sitting area- Three secondary bedrooms have built-in robes, while all bedrooms feature LED downlights and quality neutral carpet- New main bathroom has an ideal layout with a bath, shower and wall mounted vanity, and a separate w/c with an additional external vanity, and underfloor heating- New laundry includes storage- Rinnai instantaneous gas hot water- Second powder room adjacent to entry, and internal access to triple garage, with double and single panel lift doors, and a rear roller door to the safely enclosed garden Disclaimer: Whilst all care has been taken to ensure accuracy, the material and information contained within are approximate only and no warranty can be given. 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