

4 Krantzcke Circuit, Nicholls, ACT 2913



Sold House

Thursday, 21 September 2023

4 Krantzcke Circuit, Nicholls, ACT 2913

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 635 m2

Type: House



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\$1,350,000

+ Tastefully updated single-level house backing onto the golf course+ Rare Separate title offering in the blue-chip "Harcourt Hill precinct" of Gungahlin's premier suburb Nicholls.+ Light filled four bedroom home with two living areas and a double garage with internal access and automatic doors+ Gated entry with the security system+ Combination of plantation shutters and quality blinds+ Two-way gas fireplace to family room & master bedroom+ Master bedroom with access to deck, golf course views and ensuite+ Additional bedrooms are segregated and feature built-in wardrobes+ Neutral colour scheme + Stunning rear deck and pergola that open directly onto the picturesque Gold Creek Golf Course with beautiful walking trails+ Magnificent gardens with a considered Mediterranean theme+ Gourmet kitchen with glass splashback, quality stainless steel appliances, plenty of bench & cupboard space+ North Facing+ Two solar panel systems with a total of 8kw: - 2kw System with 47.5% feed-in tariff until 2029 - 6kw System which is a net feed. + Instant gas hot water systemLive a luxury lifestyle overlooking Gold Creek Golf Course in this highly desired location. A rare gem in an exclusive corner of Nicholls. This luxury residence is presented on one level with an easy-flowing floor plan. Open and spacious, featuring high ceilings throughout with an abundance of natural light this premier property will suit those looking for single-level entry without a body corporate in the most exclusive pocket of the Gungahlin Region.This residence is positioned in a street with no traffic. It is positioned with easy access to the Barton Highway, Local Nicholls shops, Gold Creek shopping village and only a short drive to Casey Market Town, Gungahlin Town Centre and the Canberra CBD.+ Year built: 2003+ Internal living: 186m²+ Garage: 37.44m²+ Patio: 41.50m²+ Block size: 635m²+ EER: 4.5