

# 4 Kuhn Place, Nicholls, ACT 2913



## House For Sale

Thursday, 15 February 2024

4 Kuhn Place, Nicholls, ACT 2913

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 3**

**Area: 882 m2**

**Type: House**



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## Auction

+ Magnificent builder's own home positioned on an elevated blue-ribbon cul-de-sac on a spacious 882m<sup>2</sup> parcel of land.+ Impressive street presence with commanding front and rear facades+ Family home with oversized living areas and spacious bedrooms+ Freshly painted internally and externally+ Grand entrance with a void+ Updated flooring+ Updated custom light fittings and LED downlights+ Formal lounge, family room, and rumpus room that are all large+ Ducted gas heating, electric split system heating/cooling, and in-slab heating to rumpus+ Modern open plan kitchen with island, stone bench tops, gas stovetop, dishwasher, pantry, and plenty of cupboard and bench space+ Front and rear balconies with beautiful views+ Huge under-house storage area+ Oversized double garage with automatic doors and internal access+ Enclosed carport with automatic roller door and rear access to the yard+ Private backyard area with recently installed spa bath +Storage Shed converted into children's cubbyhouse + Huge grassed area perfect for growing families+ Walking distance to Gold Creek Primary, Gold Creek Secondary, Holy Spirit Primary, St. John Paul II College, Nicholls Early Childhood Centre, and the local Nicholls shops+With sweeping views and a blue-ribbon cul-de-sac location, this imposing builder's own home offers timeless elegance and top-of-the-line features. Effortlessly leveraging space and light, the home offers a variety of living and entertaining options and spacious bedrooms. This home is conveniently located within walking distance of several schools, local shops and public transport, just a short drive to Gold Creek Federation Square, the Gungahlin Marketplace, Casey Market Town and easy access to Barton Highway. + Internal living: 312.12m<sup>2</sup>+ Garage: 49.52m<sup>2</sup>+ Carport: 28.35m<sup>2</sup>+ Front terrace: 12.91m<sup>2</sup>+ Rear Timber Deck: 15m<sup>2</sup>+ Year built: 1996+ Block size: 882m<sup>2</sup>