

45 Nicholson Crescent, Turner, ACT 2612



House For Sale

Friday, 29 March 2024

45 Nicholson Crescent, Turner, ACT 2612

Bedrooms: 4

Bathrooms: 3

Parkings: 1

Type: House



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Auction 24/04/2024

NO PUBLIC INSPECTIONS - Contact agent for private inspection times Welcome to 45 Nicholson Street, Turner! Nestled in a prime location, this fully renovated 4-bedroom, 3-bathroom home with 1-car garage offers a luxurious lifestyle with a plethora of internal and external features. Step inside to discover a spacious interior boasting multiple segregated living spaces and an open-plan kitchen overlooking the inviting pool area. The kitchen, complete with a bay view window, is a chef's delight, with ample storage including a walk-in pantry cupboard. Each bedroom is adorned with built-in robes, while Bedroom 1 boasts its own outdoor entertaining area, ensuite, and external access, perfect for independent living. With 213.70m² of living space, plus an extensive alfresco area accessible from the family room, entertaining guests will be a breeze. Stay cozy with split systems and a slow combustion fireplace. Outside, revel in the tranquility of the 1,112m² elevated block, surrounded by well-established gardens. Cool off in the in-ground pool, soak up the sun in the games/pool room, or gather around the pizza oven for alfresco dining. A solar system with battery, and under house storage add practicality and efficiency to this stunning property. Located less than 5 minutes from the CBD, ANU, and bustling café precincts, convenience meets luxury in this sought-after locale. Additionally, the garage has been transformed into a self-contained studio, that could be used as a 5th bedroom, offering endless possibilities. Don't miss this rare opportunity to own a slice of paradise in Turner. Embrace the potential and make 45 Nicholson Crescent your forever home! Schedule your viewing today.

Features of this home -

- Four bedrooms
- Three bathrooms
- One car space / self-contained studio
- Multiple segregated living spaces
- Open-plan kitchen overlooking pool area
- Fully renovated home
- Kitchen with bay view window and walk-in pantry cupboard
- Bedroom 1 with outdoor entertaining area, ensuite, and external access
- Extensive alfresco area with access from family room
- Ample storage space
- Built-in robes in every bedroom
- Main bathroom strategically located in middle of home
- Split systems and slow combustion fireplace installed
- Situated on 1,112m² elevated block
- Less than 5 minutes from CBD
- Well-established and maintained gardens
- In-ground solar heated pool with fencing
- 6.72kW solar system
- Solar panels
- Tesla 6.4kW battery
- Under house storage
- Games/pool room adjacent to pool
- Pizza oven
- Garage renovated into self-contained studio with ensuite and outdoor entertaining area, currently could be used as 5th bedroom with own access
- Minutes away from ANU, CBD shopping, and café precincts
- Prime location and block size offer rare opportunity

Key figures (approximate):

- Living area: 213m²
- Block size: 1,112m²
- Rates: \$7,913 per annum
- Land tax: \$15,350 per annum
- EER: 5.0

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and description