

47 Dooland Court, Nicholls, ACT 2913



Sold House

Saturday, 17 February 2024

47 Dooland Court, Nicholls, ACT 2913

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 440 m2

Type: House



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\$735,000

Situated in a quiet closed street, 47 Dooland Court is the perfect first home. The property is within 1km of local schools, shops and public transport and less than 3 kms to Gungahlin CBD. One of the standout features of the property is the fully enclosed back yard. There's plenty of space for swings, trampoline, cubby house as well as a vegie garden. This is an exceptional residence that offers three bedrooms, two-way bathroom, open plan living and dining, separate family room and an enclosed deck. There is an ergonomic kitchen that includes easy-clean benches, plenty of cupboard space, gas cook top and an electric oven. The main bedroom has a walk-thru cupboard with access to the bathroom. Bedrooms two and three have built ins. Flooring: Floating timber floors: Formal living and dining Vinyl flooring: Family room and kitchen Ceramic tiles: bathroom, toilet, and laundry Carpet: all bedrooms This is a stunning home that would be perfect for anyone looking for an affordable home in Nicholls. At a glance: Freestanding brick veneer home Three-bedrooms Two-way bathroom Enclosed carport Combined living/dining Separate family room Enclosed pergola and deck Ergonomic kitchen Easy-clean benches RCAC Split system Gas cooktop & electric oven Continuous gas hot water Separate laundry NBN (fttp) EER 5.0 Rates: \$2,500* Land tax: \$3,900* UV: \$413,000* * Approximate figures Living: 100 sq/m Pergola & deck: 21 sq/m Carport: 23 sq/m Block: 445 sq/m Build: 1993 0.6 km Holy Spirit Primary 1.2 km Gold Creek High School 2.2 km Gungahlin College 2.4 km Gungahlin CBD 6.6 km University of Canberra