

5 Fitzsimmons Street, Nicholls, ACT 2913



House For Sale

Thursday, 13 June 2024

5 Fitzsimmons Street, Nicholls, ACT 2913

Bedrooms: 5

Bathrooms: 3

Parkings: 3

Area: 931 m2

Type: House



Mark Johnstone
0414382093

Auction 06/07/2024

Possessing grand street appeal this superb two storey Harcourt Hill home is ideal for the growing family. Located in a secluded street close to Gold Creek Golf Course, the property is privately surrounded by beautiful easy care established gardens and just a short stroll to the ninth fairway of the golf course. The property also neighbours an open parkland nature reserve just a few doors down the road. From the moment you enter you'll appreciate the family friendly design and as you walk through the home in all directions you'll discover multiple living and entertaining areas. The north facing light filled family room is open plan to the kitchen and leads to the huge rumpus room which is also north facing and overlooks the beautiful rear gardens and outdoor entertaining area. The original kitchen with ample cupboards, good bench space and gas and electric appliances, looks out to the private secure backyard, so you can keep an eye on the kids and pets playing. Completing the downstairs layout is a large L shaped formal lounge room and dining room with classic archways, feature cornices and ceiling roses. The 5th bedroom works well as a study and the downstairs bathroom is adjacent to the good sized laundry which has ample cupboards and room for as much bench space that you may desire. On the upper level the master bedroom has a comforting outlook to the quiet leafy streetscape and offers a generous sized walk in robe and ensuite with spa bath. The other three bedrooms all have built-in robes and a pleasant outlook. The main bathroom upstairs is in original condition and services three bedrooms, all with built in robes. For all season comfort there is fully ducted heating and cooling and electric hot water system. Heading out to the backyard you'll find a sanctuary for entertaining or relaxing with the family with a mix of paved areas and terraced lawn area separated by an impressive feature stone wall. The home provides for you to move in immediately to enjoy from day one and should you desire a more modern feel, the renovation opportunity throughout is here. Surrounded by so many similar up market quality homes and positioned on a generous sized block in this sort after suburb, rest assured any improvements or updates you make to the home will provide for you a great investment as well as superior comfortable living. Nicholls is a prestigious suburb, home to several schools, local shops and within close proximity to the ever-expanding Gungahlin Town Centre. ##PLEASE NOTE THIS PROPERTY WILL GO TO AUCTION ON-SITE ON SATURDAY, 6th OF JULY.## Contact Mark Johnstone today on 0414 382 093 or come along to our next open exhibition. Features include: * Prestigious location & friendly neighbourhood * Five bedrooms, three with built-in robes and the master bedroom featuring walk-in robe and ensuite with spa bath. Study or 5th bedroom is downstairs * Original bathroom includes bath, shower & large vanity. Separate toilet * Multiple spacious living and entertaining areas inside and out * Kitchen with electric & gas appliances, ample cupboards and bench space * Fully ducted cooling and heating * Ceiling fans to bedrooms * Electric hot water & NBN * Outdoor entertaining area off the family & rumpus rooms * Quality build by Sutton & Horsley Builders * Triple garage with workshop space & internal access * Low maintenance reticulated gardens with beautiful mature exotic trees and a number of peaceful relaxation areas * Parkland a few doors down the street * Short stroll to 9th fairway of Gold Creek Golf Course * Schools, transport & shops close by * Nearby Federation Square with cafes & boutique shops * Friendly neighbourhood * Living area: 249.39m²; Garage 52.92m²; Verandah 20.7m² * Total - 323.01m² * Block size: 931m², UV \$673,000 * Rates: \$3,601pa * Built 1995 Please Note: Whilst all care has been taken by Ray White Canberra to ensure accuracy in the preparation of the particulars herein, no warranty or representation, express or implied, as to the accuracy or completeness of the particulars provided is made or given by us and interested parties must therefore rely on their own enquiries. Liability for any error, omission, negligence or misrepresentation is hereby excluded.