

# 53 Westbury Circuit, Nicholls, ACT 2913

LUTON

## Sold House

Thursday, 26 October 2023

53 Westbury Circuit, Nicholls, ACT 2913

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



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## Contact agent

Nestled in the heart of Nicholls, this exquisite 4-bedroom residence with a study is a testament to contemporary luxury and spacious, light, bright living. With an impeccable design that seamlessly combines style, comfort, and functionality, 53 Westbury Circuit, Nicholls is your perfect haven. As you step inside, the grand entrance welcomes you with open arms, setting the tone for the elegance that awaits. The high ceilings throughout this home not only create a sense of grandeur but also provide a wonderful view of the charming street outside and views across north Canberra. The interior of the home is thoughtfully designed to offer both privacy and communal spaces. Enjoy the luxury of a separate lounge and separate dining room where you can entertain guests or enjoy cozy family gatherings in front of the slow combustion fire. The heart of this home lies in its kitchen and living area, where space abounds, and the abundant natural light flows through timber-style floors. The modern kitchen at 53 Westbury, is a chef's dream, equipped with a gas cooktop, a large oven, and ample counter space, perfect for hosting family and friends. Gather around the kitchen counter with space for the whole family, creating an ideal hub for daily meals and casual conversations. Upstairs, you'll discover even more living space, ideal for a home office or an additional lounge along with a balcony providing ample opportunity to take in the breathtaking views across the Gungahlin Lakes golf course through to Black Mountain Tower. The large bedrooms, all with built-in robes, offer personal sanctuaries for everyone in the family. The master suite at 53 Westbury Circuit, Nicholls, is a true gem, boasting a spacious walk-in robe and a massive ensuite with spa bath, making it a parental retreat within your own beautiful home. The bathrooms and ensuite at 53 Westbury, are generously proportioned, offering a touch of opulence with every use. A convenient powder room on the ground floor adds to the overall functionality of the property. Storage will never be an issue in this home with a large storage room off the garage, huge walk in linen closet and large built in robes in all four bedrooms. Nature is always close by with a short walk to Gungahlin Pond, Percy Hill Nature reserve and playgrounds for the children. Educational needs are met for all ages with private and public early childhood, primary and secondary schools within a 10 minute walk. Sitting on an 871-square-metre block, this home offers ample space for children to play and entertain guests on those warm summer nights. The manicured gardens, lush green lawn and outdoor entertaining areas of the home make it the perfect place for relaxation and outdoor activities. Don't miss this incredible opportunity to make 53 Westbury Circuit, Nicholls, your own. Your dream home and community at 53 Westbury Circuit, Nicholls, is waiting for you.

Property Features  
Construction: 1995  
EER: 3.0 Stars  
Land Tax: \$6,245/Annum  
Rates: \$3,567/Annum  
Rental Appraisal: \$700 - \$750/Week  
Block: 871m<sup>2</sup> approx. Upper Residence: 143.3m<sup>2</sup> approx. Lower Residence: 163.9m<sup>2</sup> approx. Garage: 56.9m<sup>2</sup> approx. Total: 364.1m<sup>2</sup> approx. UV: \$741,000 (2023)

Features: Double brick structure (internal and external walls) Suspended concrete slab on first floor Ducted reverse cycle heating and cooling Slow combustion fireplace Modern and large kitchen 10kw Solar System Gas cooktop Electric oven and dishwasher 4 bedrooms with built in robes Study on ground floor Hybrid floating timber look flooring In home security system 3 phase power to the house Outdoor entertainment area Roof resprayed and pointed New carpet throughout New paint throughout