

54 Westbury Circuit, Nicholls, ACT 2913



House For Sale

Wednesday, 6 March 2024

54 Westbury Circuit, Nicholls, ACT 2913

Bedrooms: 4 Bathrooms: 3 Parkings: 2 Area: 871 m2 Type: House



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Auction

Welcome to a meticulously maintained and beautifully presented family home in the charming suburb of Nicholls. Offering the perfect fusion of style, comfort, and functionality, this residence promises an idyllic lifestyle for you and your loved ones. Step into a picturesque oasis with meticulously landscaped gardens, providing a serene backdrop for outdoor enjoyment and relaxation. Entertain in style in the spacious living areas, adorned with modern finishes, abundant natural light, and a warm, inviting ambience. Embrace your inner chef in the well-appointed kitchen, featuring sleek appliances, ample storage, and a convenient layout ideal for culinary creations. Retreat to your own private sanctuary in the beautifully appointed bedrooms, offering comfort, peace, and ample space for restful nights. Host unforgettable gatherings in the expansive outdoor entertaining area, complete with a barbeque area, alfresco dining space, and room for relaxation. Enjoy the convenience of living in a family-friendly neighbourhood with proximity to schools, parks, shops, and recreational facilities, ensuring every need is met. Benefit from secure parking and additional storage space with a double garage, providing convenience and peace of mind for your vehicles and belongings. Don't miss this rare opportunity to secure your dream family home in Nicholls. With multiple spaces for a variety of activities and living arrangements, it is suitable for multi-generational living, a large family, and entertaining (the current owners have entertained over 100 people at once).

Features- Block: 871m²- Living upstairs: 219.64m²- Living downstairs: 93m²- Garage: 50.36m²- Total: 363m²- Beautifully kept garden and hedges- Manicured lawns- Herb and vegetable garden- Computer-controlled garden watering system- New fences- 4.8kW rooftop solar system- Instantaneous gas hot water- Three-phase electricity, generous power- Phone and TV outlets throughout- Pebblecrete paths and courtyards (exposed aggregate)- Ducted gas heating and refrigerated airconditioning- Ducted vacuum- LED lighting throughout- Under-floor insulation- Quality drapes and blinds- All bedrooms, TV room and lounge room have high-quality carpet- Other floors have beautiful, multicoloured, sealed slate floors- Refreshed bathrooms with ceramic tiles, new shower screens and tapware- Back-to-base alarm system with integrated fire and heat detection system

Entrance - Via landscaped front yard, through an archway - Double timber and glass doors- Doorbell repeated throughout house upstairs and down- Entrance hall- Large hall cupboard for coats- Entry leads to master suite, sunken lounge and TV room- Large double garage with internal access- Separate remote panel lift garage doors- Panel lift door access to a private courtyard

Master suite/parents' retreat- Sitting area on entry- Bedroom opens out onto large outdoor back deck- Walk through robe to the ensuite with tastic heated towel rail

TV room - Bench seating along hallway- Opens onto private courtyard

Sunken lounge- Currently used as a music room- Windows open to large entertaining deck

Kitchen/Family room- Large beautifully functioning kitchen - Built-in SMEG appliances- Large dining space currently seating 10 (cut can space for more)- Display cabinet with LED lighting and bench cupboard with USB powerpoint- Cathedral ceiling - 4 Velux skylights with solar-powered blinds and opening windows- Opens onto large raised deck (steel welded frame with hardwood floor)- Views to Mt Majura, Mt Ainslie, Black Mountain, Mt Taylor, Brindabellas- Remote control external blind on the east-facing picture window- Deck has a high roof, gas and power outlets with glass balustrade- Kitchen/family room has double-glazed windows- 70 cm oven/grill- 60 cm oven/grill microwave- Gas five-burner cooktop with wok burner- 70cm kitchen sink with dish rack and cover- Schweigen range hood- Dishwasher- Fisher & Paykel built-in fridge with ice/water dispenser- Amazing space-saving and accessible pantry with LED lighting- Roll down appliance cupboard with LED lighting- Large kitchen bench serves as breakfast bar with under-bench LED lighting- LED lighting over bench

West Wing- 3 bedrooms, powder room, main bathroom with large spa bath and shower- Upstairs linen cupboard- 1 bedroom with sliding door access to the private courtyard- All bedrooms have built-in wardrobes and generous-sized windows with quality drapes- Private shaded courtyard

Downstairs- Carpeted stairs to the downstairs area- Access to an air-conditioned wine cellar- Newly renovated bathroom- Generous laundry with built-in cupboards- Large linen cupboard in hallway (adjacent laundry)

Rumpus/Billiard Room- Access to outside back yard through a courtyard with undercroft- TV outlet

Large Multi-purpose Room- Separate split system air conditioning- TV and phone outlets- Large storage room and cupboard

Other- Under-stair storage- Under-house garden locker with concreted floor and shelving- Lockable steel side gates- Vehicle and trailer access to backyard

Cost breakdown Rates: \$960.75 p.q

Land Tax (only if rented): \$1,710.25 p.q

Potential rental return: \$850 - \$900 p.w

This information has been obtained from reliable sources however, we cannot guarantee its complete accuracy, so we recommend that you also conduct your own enquiries to verify the details contained herein.