

59 Dobbin Circuit, Nicholls, ACT 2913



House For Sale

Monday, 20 November 2023

59 Dobbin Circuit, Nicholls, ACT 2913

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 650 m2

Type: House



Josh Yewdall
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Jordan Smith
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\$1,550,000

Perfectly positioned in the heart of Nicholls, this beautiful family home provides a unique offering to the market with low maintenance, size, space and ideal proximity to everything you need! Set on a 650sqm block and providing 223sqm of single level internal living, the home is uniquely tucked away in a quiet one of only three houses on Dobbin Circuit. There is plenty of parking space as you arrive to the home with semi circular driveway access, front parking guest space and your own large 35sqm double car garage with internal access. As you enter the home you are greeted with a combination of beautiful floor tiling and upgraded high quality carpets throughout. Dedicated spaces throughout the home make it ideal for families wanting segregation and separation between living and bedrooms. There are three separate living areas to utilise with the front room ideal for a lounge or dining, the middle living space centering the home and a third perfectly set up as a dedicated tv/lounge room. The kitchen is an open plan layout featuring stone benchtops, gas cook top, electric oven, rangehood, dishwasher and vast amounts of storage and prep space. The centered living space flows nicely from the kitchen and connects to the outdoor alfresco and backyard area which features a large covered timber deck and included BBQ set up, 5m flyover pergola with LED lighting and skylights, artificial grass area with high manicured hedges and garden beds making the backyard the ultimate family and entertaining space. The five bedrooms all have BIRs, great natural light and dimmable lighting functions. The master bedroom is positioned ideally at the front of the home and features large North/East facing glass windows, walk-in-robe and a beautiful tiled ensuite. The second bathroom is utilised for the remaining bedrooms and guest and features separate twin basins from the tiled bathroom with spa bath. A large laundry and oversized linen cupboard is equipped making it the complete offering for all family sizes. Location wise you won't find much better being primed positioned in a quiet spot on Dobbin circuit just back from the Gold Creek country club, Golf course and only a short walk to the Gold Creek Village for cafes and shopping. A short drive to the second Nicholls shops, local transport, great schooling options and 15min from the City adds to your long list of location benefits with this home. * Built in 2006 on 650m2 block * 223m2 internal Living + 35m2 Double car garage * North/East facing aspect * High growth location * EER - 4.0 * 15kw Solar * Tucked away in quiet circuit a few streets back from the hub of Gold Creek * Tiled flooring with upgraded high quality carpets * Great parking spaces and drive through passage provided * Three separate living spaces * Open plan kitchen layout equipped with stone benchtops, gas cook top, electric oven, rangehood, dishwasher and vast amounts of storage and prep space * Five bedrooms all with great natural light, BIRs and dimmable lighting * Master bedroom provides walk-in-robe and great sized ensuite * Main bathroom features a separate twin basin, large shower and spa bath * Stunning outdoor entertainment space with large deck, 5m high fly over pergola with LED lighting and skylights, artificial lawn and manicured hedges, landscaping and garden beds * Ducted reverse cycle heating & A/C * Security cameras, Alarm system and swipe card entry * Great proximity to local shops, fitness, cafes, shopping, local transport and great schooling options. Short drive to centre of Belconnen and the City Rates: \$4,035pa (approx.) UCV: \$802,000 (2023) Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.