

6 Kendall Place, Nicholls, ACT 2913



Sold House

Sunday, 13 August 2023

6 Kendall Place, Nicholls, ACT 2913

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 832 m2

Type: House



Bree Prince

0261821802

Contact agent

What you see: An excellent floor plan, updated throughout and positioned in a quiet cul de sac backing reserve, with the local park & bike paths over the back fence. What we see: All of the family entertained. See more: Beautiful street appeal Located in a quiet cul-de-sac street backing reserve Large master suite with ensuite and walk in robe Three spacious bedrooms all with built in robes Open plan living and dining area Formal and informal living areas Northerly appointed to the rear Separate living areas Plantation shutters throughout the home Large kitchen with quality appliances Stone benchtops Ample storage and bench space Ducted gas heating Ducted evaporative cooling Spanline pergola perfect for all year around entertaining Beautifully established hedges and gardens Full size laundry with storage space and external access Two car automatic garage with internal access Security system Spacious driveway with room for extra car accommodation Backing mature green space and Tubman Place play park across the fence Moments away from the local favourite Cafe Cucina Ristorante, The George Harcourt Inn and The District Bar and Restaurant in Crace Walking distance to many local parks and playgrounds Within 6 minutes' walk to Gold Creek Primary School Within 4 minutes' drive to Gungahlin Marketplace Shopping Precinct Within 6 minutes' drive to Gold Creek Country Club and Amenities Within 15 minutes' drive to University of Canberra Within 17 minutes' drive to Australian National University Total Living: 209m² Garage: 44m² Block size: 832m² Built: 1997 EER: 4.0 Rental Range: \$700 - \$750 p.w Rates: \$773 p.q Land Tax: \$1,308 p.q (approx. applicable only when rented) Disclaimer: The above figures are approximate only. The material and information contained within this marketing is for general information purposes only. HIVE Property does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries