

6 Kuhn Place, Nicholls, ACT 2913

House For Sale

Monday, 18 March 2024

BASTION
PROPERTY GROUP

6 Kuhn Place, Nicholls, ACT 2913

Bedrooms: 5

Bathrooms: 3

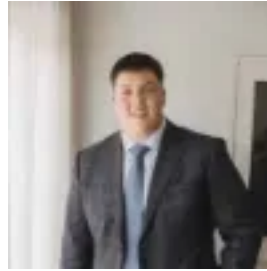
Parkings: 3

Area: 922 m2

Type: House



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Forthcoming Auction

With grand position on a quiet cul de sac in one of the most highly prized pockets of the Gungahlin Valley, close to the town centre, golf course and surrounded by quality homes and an embracing family friendly community, this grand designer home perfectly melds high end design and finish with welcoming light-filled ambience. Encompassing over 531m² (approx.) of living, the floorplan is both expansive and versatile, with living spaces including both a formal lounge and dining room that open out to a tranquil central courtyard, complimented by a pond. Here you'll find yourself surrounded by glass doors and windows with electric blinds throughout, so sun and views are present all year round. The rumpus room and show stopping open plan living, meals and kitchen hub, effortless flowing out to the north facing private alfresco terrace, perfect for entertaining family and guests. The kitchen keeps the home chef inspired with a quality central environ that ensures great connection with family and friends while entertaining and boasting a walk-in butlers' pantry, stainless steel benchtops, gas hob, glass splashback, integrated appliances, and plenty of storage behind quality two tone cabinetry. Accommodation is just as generous, with the main suite upstairs resort style in proportions and enjoying an enormous walk-in robe and designer ensuite, complete with a spa bathtub, separate frameless shower, and marble look stone benchtops and tiling. On the lower floor a 5th bedroom could also serve as a studio, creative space, or extended family accommodation, with a full kitchenette and ensuite as well as huge additional storage space. A large internal laundry and 3 car remote control garage headline the final touches of this quality Nicholls residence, all set on beautifully landscaped private grounds and is an absolute must to inspect for the discerning buyer looking for a generational family home in one of Canberra's truly prized locations. - 5 bedrooms, 3 bathrooms, 2 separate powder rooms, and 3 car lock up garage on 922 sqm of land. - Formal lounge, formal dining, rumpus, and open plan living and meals, seamlessly connecting to both show-stopping entertainers' courtyards, alfresco terrace + additional upstairs terrace with views. - Rendered fence line to match exterior walls for added privacy in segregated courtyards. - Central and well-appointed kitchen enjoying a walk-in butlers' pantry, stainless steel benchtops, gas hob, glass splashback, integrated appliances, and plenty of storage behind quality two tone cabinetry. - Main suite with spacious walk-in robe and chic ensuite, complete with spa bathtub, separate frameless shower, marble look stone benchtops and tiling + 3 additional upstairs bedrooms, all with built in robes and balcony access. - Downstairs 5th bedroom/studio with kitchenette and bathroom, as well as large additional storage. - Large designer main bathroom upstairs with full bathtub, frameless shower, and floor to ceiling tiling + 2 convenient powder rooms, one upstairs and one on the ground floor. - 3 car lock up garage with internal access. Whilst all care has been taken to ensure accuracy, the material and information contained are approximate only and no warranty can be given. Bastion Property Group 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.