

# 6 Wallaby Place, Nicholls, ACT 2913

## Sold House

Friday, 1 September 2023



6 Wallaby Place, Nicholls, ACT 2913

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Alvin Nappilly  
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**\$910,000**

Nestled towards the end of a quiet and peaceful cul-de-sac, and with Gungahlin Pond and Percival Hill Nature Reserve and local walking trails as your neighbourhood playground, this delightful three bedroom ensuite family home offers an enviable lifestyle opportunity to enjoy. The home itself is a great design with formal and informal living on offer. There is a combined lounge/dining room as you enter the home and a large family room that lies off the kitchen. Plenty of space to entertain or to just relax with a good book at the end of the day. The kitchen has plenty of bench space and storage on offer, gas cooking, dishwasher and looks out to the covered entertaining area allowing the cook to keep an eye on their guests when entertaining. All 3 bedrooms come with storage and are separate from the living areas creating some space when guests are around, while the main bedroom has its own bathroom and walk in robe for the shopaholic. The entertaining area is a great spot to create memories with family and friends. Other notable features include; ducted reverse cycle heating and cooling installed recently, second courtyard out the front of the home, separate second toilet and the remote double garage has extra space for some storage. The owners have loved living in this part of the world and will miss their early morning walks around the lake, the evening breeze that flows through the home during summer (they sit high up in the cul-de-sac), being able to walk to the Gungahlin Lakes Golf Club for Wednesday night chicken schnitzel and the ability to walk just up the road to catch a bus to anywhere in Canberra. Features:- Solar panels (a locked in rate of 45cKW, offset against your electricity and gas bills)- Well appointed patio and deck to entertain family and friends alike.- 3 bedrooms all with storage- Refreshed Ensuite - Double garage- Formal and informal living- Ducted reverse cycle heating and cooling- Under tile heating in both bathrooms. - Second courtyard out the front- EER: 4.5 Block size: 439 sqm approx Total House size: 171.38 sqm approx Rates: \$737.12 per quarter approx Call Alvin on 0426146118 before you miss out!