

# 7/77 Freda Bennett Circuit, Nicholls, ACT 2913

## Sold Townhouse

Thursday, 19 October 2023

STONE

7/77 Freda Bennett Circuit, Nicholls, ACT 2913

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 137 m2

Type: Townhouse



Kris Hellier  
0413799700



Darby Langdown  
0432799221

**\$715,000**

The property will be going to Auction on 04/11/2023 at 12:00pm with offers welcome prior to auction. Buyers guide: \$650,000+A WORD FROM OUR SELLERS:"This house isn't just a home; it's been the witness to every major milestone in our journey as a couple. It's where we took that first monumental step towards homeownership, and its been here for us when we got engaged, exchanging vows, and joyfully welcoming our little one into the world.Natural light spills generously into almost every corner, bringing a feeling of space and calmness which we appreciate everyday.We love the three courtyards, each offering its own unique slice of tranquility and space for cherished moments. Whether it's a morning coffee, an evening read, or an afternoon with our daughter, there's a courtyard for every occasion.Perhaps one of our favorite features is the direct access to the park through our back gate. It's an open invitation to the playground, a place where our little one can run and explore, and where we find enjoy the greenery.This complex is more than just a collection of houses; it's a community. It's quite a blend of generations - with older couples, families, younger couples all friendly and relaxed." Living: 116.80sqmGarage: 20.41sqmTotal: 137.21sqm - Functional, single level floorplan, drenched in sunlight - Three separate living areas - All bedrooms with built in robes- Master bedroom complete with ensuite - Main bathroom with full sized bath and separate toilet - Large kitchen with 4-burner gas cooktop, electric oven, dishwasher and two pantries - Ducted reverse cycle heating and cooling- 3 separate, low maintenance courtyards - Back courtyard with gate access to the park behind the home - Garage and extra car space - Quiet, well-maintained complex with plenty of visitor parking and relaxed neighbours - Amazing location, within walking distance to Holy Spirit Primary School and Gold Creek Primary School and within close proximity to local shops and Gungahlin Town Centre as well as a wide array of public transport options Rates: \$1,709.27 per annumLand tax: \$2,304.86 per annumBody corporate: \$2,025.28 per annumDisclaimer: The material and information contained within this marketing is for general information purposes only. Stone Gungahlin 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.