

7/81 Kelleway Avenue, Nicholls, ACT 2913

STONE

Sold Townhouse

Monday, 14 August 2023

7/81 Kelleway Avenue, Nicholls, ACT 2913

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 198 m2

Type: Townhouse



Jess Smith
0410125475



Shaye Davies
0459140665

\$871,000

Ideally positioned on the end block of a private complex, with views of the golf course and only a moment's walk from shops, public transportation and fantastic amenities you will find this 198.85 sqm stunningly maintained free-standing villa. This very private home is finished with ducted gas heating and evaporative cooling and a beautifully established, fully gated and fenced garden with peaceful views of the golf course and pond. The location means you are minutes away from the Nicholls shops and business district across the Street, the Holy Spirit Primary School on Kelleway Avenue, Gold Creek High School, lovely local walks and recreational ovals, Hall Village, Belconnen town centre and the Gungahlin town centre.

Features Overview:- North-facing- Single-level floorplan, free-standing villa- Freshly painted throughout- Brand new carpets in all bedrooms - Brand new dishwasher installed- Positioned on the end block of the complex with views of the golf course- NBN connected with FTTP- Age: 26 years (built in 1997)- Units plan number: 1621- EER (Energy Efficiency Rating): 4 Stars Development Information:- Name of development: Santa Fe- Number of units in development: 14- Strata management: Bridge strata Sizes (Approx)- Internal Living: 147.78 sqm- Covered Pergola: 13.84 sqm- Porch: 2 sqm- Garage: 35.23 sqm- Total residence: 198.85 sqm Prices- Strata Levies: \$761.45 per quarter- Special Painting Levy: \$283.50 per quarter from 15/12/2022 to 01/09/2023- Rates: \$721.27 per quarter- Land Tax (Investors only): \$959.75 per quarter- Conservative rental estimate (unfurnished): \$670 - \$690 per week Inside:- Security doors and windows throughout- Large master suite with built-in robes and ensuite- Spacious bedrooms all with built-in robes- Main bathroom with bath and separate toilet- Laundry room with external access- Formal and informal living areas- Spacious kitchen with ample storage, stainless steel appliances and breakfast bar- Sun-drenched front formal living area and dining room- Open plan, informal living and dining room with glass doors through to the back pergola and entertaining area - Ducted gas heating and evaporative cooling- Double car garage with internal access and ample space for storage and/or work space Outside:- Backyard covered pergola with views to the golf course- Easy to maintain front and back courtyards Construction Information:- Flooring: Concrete slab on ground- External Walls: Brick veneer- Roof Framing: Timber: Truss roof framing- Roof Cladding: Concrete roof tiles- Fascia: Colorbond fascia- Gutters: Colorbond gutters- Window Frames: Predominantly aluminium window frames- Window Glazing: Single glazed windows- Wall Insulation: Thermal insulation value approximately R-1.5- Roof Insulation: Thermal Insulation value approximately R-3.5 Nicholls is one of Canberra's most popular suburbs with every home built with a sense of family connectivity in mind. This suburb enjoys quality schools, and easy access to Gungahlin Town Centre, Casey Market Town, Belconnen, Canberra CBD, Gold Creek and so much more. Perfect for keen golfers, Nicholls is set in a highly desirable pocket of Gungahlin. Inspections: We are opening the home most Saturdays with mid-week inspections. However, If you would like a review outside of these times please email us at: jesssmith@stonerealestate.com.au Disclaimer: The material and information contained within this marketing are for general information purposes only. Stone Gungahlin does not accept responsibility and disclaims 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 make further enquiries.