

7 McAuliffe Court, Nicholls, ACT 2913



Sold House

Thursday, 10 August 2023

7 McAuliffe Court, Nicholls, ACT 2913

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 751 m²

Type: House

\$1,255,000

Welcome to 7 McAuliffe Court Nicholls, boasting four generous bedrooms, there's plenty of room for your family to grow. This property has a welcoming feel with garden view or greenery view from every window in the house. The convenience of two separate living areas with the Northerly aspect for sunlight. Whether you're entertaining guests or simply enjoying a quiet evening with your loved ones, these segregated spaces offer flexibility with access to the pergola through beautiful French doors. The kitchen is located in the heart of the home with a functional layout, plenty of counter space, and well-placed appliances. The master bedroom includes a generous walk-in robe and ensuite. Bedroom two and three are conveniently located either side of the main bathroom. Bedroom four has the advantage of segregation. All three bedrooms include built-in robes. A smart house including many features such as a ducted 6 zone reverse-cycle heating and cooling system with the convenience of being controlled remotely. Turn it on before leaving from work and come home to a cool or toasty warm house. This family home is set on a 751 square meter block with north facing enclosed courtyards for the perfect outdoor living areas. For all year round entertaining you can take advantage of an outdoor fire pit in those cooler months. There is a double garage with internal access for practicality and comfort all year round. The location of this family home is within close reach of schools, Nicholls shops, Gold Creek, Casey shops, Gungahlin shops, Gungahlin Lakes Club, Gungahlin lake, nature reserves, golf courses and dog park. Inclusions:- North facing and spacious living areas Formal lounge/dining room with French doors to the patio- Kitchen with advanced Bosch appliances - Induction cooktop, pyrolytic steam oven and dishwasher- Generous sized master bedroom segregated with a large walk in robe and ensuite- 3 large bedrooms with large built in robes- Main bathroom with bathtub and separate toilet- Double function showers - Hand-held and rain showers- Temperature controlled hot water - Select a temperature and it will instantly set the temperature for your shower- Ample storage spaces throughout the house including a good size laundry with two large built in robes- Double automatic garage with internal access- Freshly painted both on the interior and exterior- Brand new carpets and blinds- Lush garden with two large vegetable garden beds- Powered home theatre screen and 1080p Epson projector in main living room- Ducted 6 zone reverse-cycle heating and cooling that can be controlled remotely from a mobile app.- Other Smart home features that can be controlled remotely from a mobile app include Biometric door lock, Smart door bell, 8 external IR CCTV cameras with speakers/microphones and DVR- Movement triggered external lighting- 2 Smart smoke detectors - Back to base alarm system that can be switched on while you're away- 32 Solar panels - 8kw Solar array- LED lighting throughout the entire house- Network cabling and ports throughout house- FTTP NBN- Beautifully covered nature walks down Gungahlin Lake- In slab heating Property Details: Block: 751m² Residence: 218m² Garage: 44m² Total: 262m² EER: 5.0 stars Built: 1999 Rates: \$3,135pa. (approx.) UV: \$627,000 (2022)