

89 McClelland Avenue, Nicholls, ACT, 2913

Sold House

Thursday, 11 May 2023

AREA SPECIALIST

89 McClelland Avenue, Nicholls, ACT, 2913

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Jason Hall

Sold prior to auction

A north-facing and meticulously maintained family home

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Welcome to 89 McClelland Avenue, a beautifully presented north-facing single-level home that is sure to capture the attention of a wide range of property buyers.

Stepping inside you'll discover a light-filled and freshly painted layout with contemporary finishes and fixtures and evaporative cooling throughout.

The gourmet kitchen features quality Bosch appliances, sweeping benchtops and ample cabinetry, and from here you can move into one of the multiple living areas which include a formal dining room, a lounge room and a spacious family room that seamlessly connects outside to the private courtyard that is perfect for entertaining.

The master bedroom features a stylish ensuite, bedrooms two and three are both generous in size, and bedroom four could be used as a home office, depending on your needs.

A double garage with internal access ensures your vehicles are safe and secure and surrounding established gardens enhance the home's charm.

Transport links, shops, amenities, schools and sporting clubs are all within easy reach, and you can be in the Canberra CBD in under 25 minutes.

Living size: 198.8m²

Double garage: 41.5m²

Year built: 1997

UV land value: \$582,000

Rates: \$741.33 per 1/4 approx.

- * Solar panels 5kW
- * North facing to the rear (family, meals, kitchen, and dining areas)
- * Large open-plan living areas
- * Raked ceiling to the meals area
- * Kitchen has an abundance of bench space and storage
- * Dishwasher and Bosch appliances
- * Tiles + carpet to living areas and bedrooms
- * Main bedroom segregated from the remaining 3 bedrooms
- * NBN connected "fibre to the premises"
- * Evaporative cooling
- * In slab floor heating (off-peak)
- * LED lighting
- * Double garage with remote and internal access
- * Large paved entertaining space
- * Fire pit
- * Grass area for kids and pets

- * Established gardens
- * Veggie patch
- * Good amount of parking space in front of the garage
- * Walk to Gold Creek High School, Gold Creek Primary School, and Holy Spirit Catholic Primary Schools
- * Short trip to St. John Paul II College
- * Public transport virtually at your front door
- * Short drive to Casey Market Town (great coffees, Chemist, Supabarn, Aldi, and my favourite Casey Jones Gastro Pub)
- * Quick drive to Gold Creek Village

This property has the following liveability* features.

Climate zone:

Heating climate: Most of your energy is used to heat your house.

Living locally:

The living locally feature is centred around the location of the home relative to the local community and what services that community has to offer. This includes being close to cafes, markets, cultural events, green spaces like parks and community gardens. When these resources are close to home you're able to drive less, take public transport, walk or cycle, these are important for health and helps you to reduce costs.

Orientation:

The orientation of the home (the direction living room windows face) determines how much heat from the sun your home lets in and how much it keeps out. When designed correctly, a house with good orientation takes advantage of winter sun for natural heating and keep out summer sun, reducing the need for cooling. This design is based on orienting the room you use most, usually the living room in relation to the sun's path. When utilised correctly it helps make your home more comfortable, whilst also reducing your need for mechanical heating and cooling.