

9 Kleinig Street, Nicholls, ACT 2913



Sold House

Monday, 14 August 2023

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1025 m2

Type: House



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\$1,590,000

Experience the epitome of luxury living at 9 Kleinig Street, a stunning residence nestled in the family-friendly neighbourhood of Nicholls. From the moment you arrive, you'll be captivated by the sweeping views that stretch over Harcourt Hill Reserve, Gold Creek Golf Course, and the Brindabella Mountains. This contemporary split-level home is a masterpiece of design, seamlessly blending elegance with functionality to create a truly remarkable forever home. Every aspect of this home has been carefully considered, beginning with the brand-new kitchen, completed in 2021. Designed with modern appliances and stylish finishes, the kitchen boasts AEG appliances including a pyrolytic oven, microwave, and dishwasher, complemented by 40mm stone benchtops and pendant lighting. The island bench provides storage and a gathering place for friends and family, while the soft-close doors and drawers add a touch of sophistication. The large pantry, equipped with pull-out shelves and waste disposal, ensures ample space for all your culinary needs. The master bedroom and parents' retreat offer a private sanctuary with a large walk-in robe and a curved floor-to-ceiling window that brings the outside in. The ensuite exudes luxury, boasting a separate spa and shower, dual sinks, and a granite benchtop. Three additional bedrooms, all with built-in robes, provide ample space for family members or guests. The fourth bedroom is also perfect for a study or home office, featuring an integrated workspace and multiple power ports. Motorized security screens on all bedroom windows offer both peace of mind and convenience. Step outside and discover an outdoor oasis designed for relaxation and enjoyment. The covered alfresco area, complete with vertical shades, provides the perfect space for outdoor dining and entertaining. An automatic remote-control rain-sensing vergola allows you to control the amount of sunlight or shade. Unwind in the outdoor spa, surrounded by established professional landscaping, paved paths, and a sun-soaker area with a tranquil water feature. Modern technology has not been overlooked. A back-to-base security system and NBN fibre to the premises ensure peace of mind and connectivity. With 20 solar panels generating 5kW, you'll enjoy the benefits of sustainable living and reduced energy costs. Additional creature comforts include in-slab heating, ducted reverse cycle heating and cooling, a split system unit, ducted vacuum, a laundry room with external access and a double garage with internal access, remote control/internet controlled roller door and storage. Don't miss the opportunity to make this extraordinary property your own. With its luxurious features, breathtaking views, and convenient location, 9 Kleinig Street offers an unparalleled lifestyle. We look forward to seeing you at our next inspection so you can truly appreciate all that is on offer here. PLEASE NOTE THIS PROPERTY WILL GO TO AUCTION SATURDAY, 24TH JUNE - ON SITE AT 2:00PM

Features: Sweeping views over Harcourt Hill Reserve, Gold Creek Golf Course and Brindabella's North facing Contemporary design Split level design with open plan living Brand new kitchen built in 2021 with modern appliances and stylish finishes Kitchen with AEG appliances including pyrolytic oven, microwave and dishwasher, 40mm stone benchtops, island bench with storage and pendant lighting, soft close doors and drawers, and a large pantry with pull out shelves and waste disposal Multiple living areas Large family room with granite table, pendant lights and a curved floor-to-ceiling window overlooking the gardens Formal dining room with a built-in display cabinet Separate lounge Downlights throughout Double glazed windows Parents retreat and master bedroom with a large walk-in robe, curved floor-to-ceiling window overlooking the gardens, ensuite with a separate spa and shower, dual sinks and granite benchtop 3 additional bedrooms all with built-in robes 4th bedroom is also perfect for a study or home office with an integrated workspace for computer facilities and multiple power ports Motorised security screens to all the bedroom windows Main bathroom with a separate bath and shower and granite benchtops Separate toilet Laundry room with built-in ironing board, ample storage and external access In-slab heating Ducted reverse cycle heating and cooling Split system unit installed Ducted vacuum Back to base security system NBN fibre to the premises 20 solar panels generating 5kwh Covered alfresco with vertical shades and beautiful outlook Automatic remote-control rain sensing vergola Outdoor spa Remote control rain-sensing skylights Established professional landscaping and gardens with automatic/internet controlled irrigation, paved paths and a sun-soaker area with water feature Double garage with internal access and remote control/internet controlled roller door

Stats: Build: 1998 Block: 1,025sqm Living: 243sqm Garage/store: 46sqm EER: 4.0 UV: \$881,000 Rates: \$4,169 pa Land Tax: \$7,047 pa

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.