

94 Kelleway Avenue, Nicholls, ACT 2913



House For Sale

Thursday, 25 January 2024

94 Kelleway Avenue, Nicholls, ACT 2913

Bedrooms: 4

Bathrooms: 2

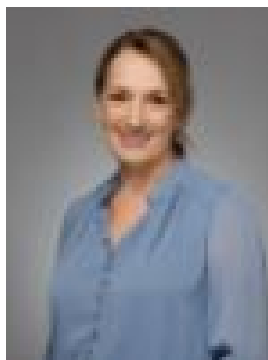
Parkings: 2

Area: 702 m2

Type: House



Matt Sebbens
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Naomi Sachs
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Auction

Discover the perfect family retreat in the heart of Nicholls – a home that's more than just walls; it's a haven crafted for the modern family lifestyle. Nestled in a prime location, this residence offers an unbeatable combination of convenience, functionality, and comfort. A well-thought-out floor plan that caters to the needs of a growing family. Enjoy the luxury of separation with the parents' bedroom thoughtfully distanced from the kids' quarters, providing privacy and tranquillity. Working from home is easy with a dedicated office – a quiet space for productivity. Indulge in outdoor living with a fantastic entertaining area overlooking a lush lawned yard. It's the perfect setting for family gatherings, barbecues, and children's playtime. Create lasting memories in your private oasis. Take advantage of the location with the convenience of kids being able to walk to school with your choice of schooling, public transport and Nicholls IGA are also within walking distance, whilst Casey Market Town is only minutes away. Don't miss your opportunity of living in a well-designed home, in a highly sought-after suburb. Features: Sunny North Easterly family, kitchen Living areas and yard Formal and informal living spaces Central kitchen with gas cooking Main bedroom with ensuite and walk-in robe Three remaining bedrooms with built-in robes Family-size bathroom with separate toilet Designated home office North-East facing covered outdoor entertaining Ducted gas heating and evaporative cooling Double garage with internal entry Double remote lock-up garage with internal entry Living size: 199m² Garage size: 37.6m² Land size: 702m² Rates: \$3,374 Land tax: \$5,833 (if tenanted) UV: \$635,000 Year built: 2000