

11 Decima Circuit, Nicholls, ACT 2913

MARQ

House For Sale

Monday, 8 July 2024

11 Decima Circuit, Nicholls, ACT 2913

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 450 m2

Type: House



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Auction onsite

Presenting a fresh contemporary facade and situated in the best location imaginable for a family, this inviting home has been recently updated and is ready for living and entertaining! It is situated in a quiet street with a playground and only a short walk along the bike path opposite to the shops, a childcare centre, two primary and two high schools. The rendered exterior refreshed in a light tone adds to the street appeal, complemented by plantation shutters to the formal lounge and neat new landscaping. There is the added advantage of near level access all around the home. Interiors have been freshly painted in neutral white, with brand new carpet laid through formal living areas and the four bedrooms. Sustainability is assisted by a 5 kW solar system and a heat pump for hot water, minimising costs. The elegant lounge and dining are a welcoming introduction to the home with fresh carpet, decor and plantation shutters, while winter sunlight pours into the dining room. Casual living areas have a sunny north-west aspect and the kitchen features a good area of benchtop, Smeg oven, gas cooktop and a Bosch dishwasher. Ducted gas heating and ducted evaporative cooling ensure comfort, and there is NBN to the home. The family room flows onto the north facing entertaining area, which is sheltered by a shade sail and overlooks the newly turfed and landscaped rear garden, safely enclosed by attractive timber fencing. The spacious master bedroom offers a walk-in robe and updated ensuite, featuring brass fittings including a rain shower. Three other bedrooms feature built-in robes, while all are furnished with new carpet and Roman blinds. Also updated, the main bathroom has a rain shower and a separate powder room. There is internal access to the double garage which has storage space and is fitted with panel lift doors. The brilliant location is just steps to the playground, while it is only metres along the bike path to the IGA, cafe, restaurant and bus stop. It is a short walk to Gold Creek and Sacred Heart Primary Schools, Gold Creek High School and John Paul College, disc golf course, ovals and a comfortable walk to Casey shops and Gungahlin Pond. Two golf clubs and Gungahlin Marketplace are just a few minutes' drive. Ready to enjoy, your new family home in the best location!

Features:- Renovated, inviting single level home in a quiet street, only a short walk to playground, childcare centre, shops and four schools- Contemporary street appeal, with rendered exterior refreshed in a light tone, complemented by plantation shutters and neat new landscaping- Interiors freshly painted in neutral white with brand new carpet - Elegant formal lounge and dining feature new carpet and plantation shutters- Ducted gas heating and ducted evaporative cooling- Casual living areas have a sunny north-west aspect - Kitchen offers a good area of benchtop, Smeg oven, gas cooktop and Bosch dishwasher - 18 solar panels in a 5 kW system and an air-source CO2 heat pump for hot water- NBN fibre to the home- Family room opens onto the north facing entertaining area, sheltered by a shade sail and overlooking landscaped rear garden with new turf, safely enclosed by attractive timber fencing- Spacious master bedroom offers a walk-in robe and updated ensuite, featuring brass fittings including a rain shower- Timber flooring leads to three secondary bedrooms featuring built-in robes, while all bedrooms are furnished with new carpet and Roman blinds - Renovated bathroom also has a rain shower and a separate powder room - Internal access to double garage with storage area and panel lift doors (one auto) - Neat pathways around the home and a garden shed- Crimsafe security screens to front and back, camera doorbell and a security system- Ducted vacuum- Steps to playground and IGA, cafe, restaurant and bus stop- Short walk to two primary and two high schools, ovals and a disc golf course - Walking distance to Casey shops and Gungahlin Pond- Short drive to Gungahlin Marketplace, Gold Creek and Gungahlin Lakes golf clubs