

12 Kleinig St, Nicholls, ACT, 2913

TIMOTHY R^D

House For Sale

Thursday, 18 July 2024

12 Kleinig St, Nicholls, ACT, 2913

Bedrooms: 5

Bathrooms: 2

Parkings: 3

Type: House



Tim McInnes

The Masterpiece

The road home...

Enviably nestled in one of Harcourt Hill's most prestigious addresses, this exquisite five-bedroom residence epitomises the perfect fusion of form and function, seamlessly blending modern sophistication with state-of-the-art technology. Situated amongst other distinguished homes, this property showcases why this was Harcourt Hills original 'Dream Street'.

The residence commands attention with its broad street frontage, lushly adorned with beautiful plant life, and its elegantly modern façade. The copious off-street parking and inviting front portico set a grand stage as you approach this architectural masterpiece.

Upon entry, the formal foyer greets you with an air of elegance, immediately drawing your gaze to the soaring feature ceilings that infuse the home with an abundance of space and natural light, creating an atmosphere of effortless luxury. Ascend to the upper level to discover a spellbinding formal living and dining room, complete with a private balcony that offers picturesque views of Telstra Tower. Indulge in a glass of champagne from the dedicated bar, savouring moments of absolute relaxation with family and friends.

The entrance level reveals a striking renovated kitchen, crafted with impeccable taste and finished with quality materials and appliances. A dedicated meals area and a generously proportioned, segregated family room ensure that casual conversations flourish and everyday family comfort is assured. Additionally, a substantial fifth bedroom on this level provides the flexibility to function as a sophisticated home office.

The master suite is a sanctuary of opulence, enviably segregated and featuring a walk-in robe, a lavish ensuite, and a private balcony—perfect for tranquil mornings or serene evenings.

Descending to the ground level, children and guests will find their own private haven. This space comprises three beautifully appointed bedrooms, a spacious rumpus room, a generous main bathroom, a powder room, and a fully equipped laundry, ensuring practicality and comfort.

The road ahead...

The outdoor areas are a testament to refined taste and thoughtful design, featuring three distinct garden pockets, each with its own unique charm. An intimate terrace off the kitchen/meals area is enveloped in lush plant life, leading to a dreamlike garden setting with low-maintenance synthetic grass. The pièce de résistance is the alluring covered entertaining deck, overlooking the in-ground saltwater pool, complete with a water feature and slide for added delight. Additionally, a private putting green provides the perfect venue to refine your short game.

The property boasts numerous additional benefits, including a garage with space for three cars and internal access, an extra powder room, and ample under-house storage.

Situated at the doorstep of scenic walking trails and in close proximity to the esteemed Gold Creek Country Club, and Federation Square, this magnificent home offers an unparalleled lifestyle of convenience and luxury.

Experience the epitome of sophisticated living in Harcourt Hill.

Quality features include...

*Former Prestige Building Services display home

*Extensively renovated in 2018 and beyond

- *Renovated kitchen with Miele appliances, Billi boiling and chilled water tap, plumbed water to fridge and Insinkerator
- *Renovated bathroom and powder rooms with added energy efficient heated floors
- *Bamboo wide plank flooring and new carpets to bedrooms
- *Double roller blinds and crimsafe screens
- *Renovated laundry with three built in hafele laundry hampers (including for laundry chute)
- *Double glazed sliding doors and Crimsafe Screens
- *Salt water in-ground pool, new pool fencing and a 15kw heat pump and pool slide
- *6kw solar installed with 20kWh Alpha ESS battery
- *Two (2) EV 32 amp/7kW car chargers
- *New colorbond fencing
- *Hardwired Ring security cameras at key points
- *Crimsafe screens for all openable windows
- *Artificial grass across the board including putting green
- *FTTP 1000 NBN
- *Copious storage
- *Double roller blinds incl some electric powered
- *New evaporative cooler
- *Energy efficient wall heaters in bedrooms
- *New split systems in family room and Bedroom three
- *New driveway and insulated garage door
- *Underfloor heating in family and rumpus room
- *Ducted gas heating to family room and lower bedrooms
- *Located close to walking trails, Gold Creek Country Club and Federation square

House, lower level - 116m2 (approx.)

House, upper level - 191.40m2 (approx.)

Rear balcony - 6m2 (approx.)

Bedroom balcony - 10m2 (approx.)

Portico - 12m2 (approx.)

Pergola - 23.37m2 (approx.)

Garage - 66.22m2 (approx.)