

**23/23 Temperley St, Nicholls, ACT, 2913**

**CARTER + CO**

**House For Sale**

Friday, 16 August 2024

23/23 Temperley St, Nicholls, ACT, 2913

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Alistair Morrell

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## **Immaculately kept, quiet location, spacious**

### The Features You Want To Know!

- + Formal living room at the front of the home
- + Spacious second family room/meals area with modern kitchen
- + Three bedrooms, each with built-in robes
- + Well-appointed ensuite, main bathroom, separate toilet, and laundry
- + Covered outdoor entertaining area
- + Beautifully maintained gardens and privacy-enhancing screening hedges
- + Ducted heating, evaporative cooling, and additional split system air conditioner
- + Large kitchen with stone benchtops, 5-burner gas cooktop, and spacious fridge cavity
- + Double garage with internal access

### Why You Want to Live Here!

This property features three generously sized bedrooms, two bathrooms, a separate toilet, and a double garage with internal access. Ideal for families, professionals, or downsizers seeking a peaceful retreat, this home offers the perfect balance of comfort and convenience.

The well-designed living spaces include a formal front living room and a spacious family room that flows off the modern kitchen and into the outdoors. The outdoor covered entertaining area is perfect for relaxing or hosting gatherings, surrounded by beautifully maintained gardens and screening hedges for added privacy.

Situated in a tranquil complex of freestanding townhomes, you'll enjoy the quiet serenity of lush greenery while still being conveniently located near local amenities. This prime position offers easy access to shops, parks, and schools and transportation options.

Opportunities like this are few and far between, don't miss out on this single level dream in Nicholls.

### The Statistics You Need To Know!

Block: 4

Section: 89

Rates: \$3,023.77 PA

Land tax: \$4,205.92 PA (if rented)

Strata: \$944.34 Per Quarter (approx.)

Rental Appraisal: \$630-650 per week

Total Living: 146m<sup>2</sup> (approx.)

Garage: 36m<sup>2</sup> (approx.)

Total house size: 200.32 m<sup>2</sup> (approx.)

Heating and Cooling: Ducted Gas Heating, Evaporative Cooling, Split System A/C