

**7 Charlick Place, Nicholls, ACT, 2913**



**House For Sale**

Thursday, 22 August 2024

7 Charlick Place, Nicholls, ACT, 2913

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Excellent family home.

### What you see:

Immaculate throughout, great flow between living areas, manicured gardens and multiple outdoor entertaining spaces in a quiet cul-de-sac.

### What we see:

All of the boxes ticked.

### See more:

North facing living

In slab heating throughout

3 phase ducted reverse cycle air conditioning & heating with smart control

Honeycomb blinds located in the living area

Roller blinds throughout

Carpeted front lounge with high ceilings & carpeted formal dining

Tiles throughout kitchen and living

Kitchen with spacious walk in pantry and electric stove and oven

Additional bedrooms with built in wardrobes

Carpeted bedrooms

Master suite with walk in wardrobe and access to private courtyard

Main bathroom with spa bath and plantation shutters & separate powder room

Oversized laundry with external access

Covered outdoor entertaining area with blinds

Established gardens

Quiet cul-de-sac location

Solar system 8.88kW (24 panels)

5000 litre water tank

Automatic sprinkler irrigation system

Ducted vacuum system

Garage includes gym mat flooring

Security system with smart app

Double garage with auto doors & ample storage

Nbn available

Within a 5 minute walk to the local shops

Within a 12 minute walk to Gold Creek Primary School

Within a 4 minute drive to Gold Creek High School

Within a 10 minute walk to Gungahlin Pond

Within a 6 minute drive to Casey Market Town

Within a 6 minute drive to Gungahlin College

Within a 8 minute drive to Gungahlin Town Centre

Within a 23 minute drive to Canberra CBD

Living: 184m<sup>2</sup>

Garage: 46m<sup>2</sup>

Total: 231m<sup>2</sup>

Block: 801m<sup>2</sup>

Built: 1997

EER: 4.5

Rates: \$3,315 p.a (approx.)

Land tax: \$6,200 p.a (approx. only applicable when rented)

Rental appraisal: \$770 - \$800 p.w

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