7/87 Kelleway Avenue, Nicholls, ACT, 2913

Townhouse For Sale

Wednesday, 28 August 2024

7/87 Kelleway Avenue, Nicholls, ACT, 2913

Bedrooms: 3   **Bathrooms: 2**   **Parkings: 2**   **Type: Townhouse**

Jess Smith
0410125475

Boutique development

Welcome to this charming home in Nicholls, thoughtfully designed for modern family living. As you enter, you are greeted by a bright and inviting front living and dining area, filled with natural light that creates a warm and welcoming atmosphere. The spacious master bedroom is a true retreat, featuring a built-in robe, ensuite, and a private balcony where you can unwind and enjoy the fresh air. The additional bedrooms, all with built-in robes, offer plenty of storage and space for the entire family.

The main bathroom, complete with a spa and separate toilet, provides a luxurious touch, ideal for relaxing after a long day. The north facing family room, which opens onto the backyard through sliding doors, is perfect for seamless indoor-outdoor living. The kitchen is designed for both style and functionality, making meal preparation a delight.

A spacious laundry with external access adds convenience, while the internal access garage and ducted gas heating ensure comfort and ease throughout the year. Outside, the expansive backyard provides a great space for entertaining, gardening, or simply enjoying the outdoors. This Nicholls home offers a perfect blend of comfort, style, and practicality, making it an ideal choice for families looking to settle in a welcoming community.

Features Overview:
- Double level floorplan
- NBN connected with FTTP
- Age: 27 years (built in 1997)
- Units plan number: 1601
- EER (Energy Efficiency Rating): 4 Stars

Renovations 2021:
- Freshly painted
- New carpet and flooring
- Kitchen and appliances
- Plantation shutters
- Roller blinds

Development Information:
- Name of development: Kelleway Terraces
- Number of buildings in development: 9
- Strata management: Civium Strata

Sizes (Approx)
- Internal Living: 135.89 sqm (65.53 sqm upstairs and 70.36 sqm downstairs)
- Verandah: 6.45 sqm
- Balcony 1: 6 sqm
- Balcony 2: 6.45 sqm
- Garage: 39.26 sqm
- Total Residence: 194.05 sqm

Prices
- Strata Levies: $683.14 per quarter
- Rates: $704.89 per quarter
- Land Tax (Investors only): $779.1 per quarter
- Conservative rental estimate (unfurnished): $650 - $680 per week

Inside:

- Master bedroom with built-in robe, ensuite, and private balcony
- Additional bedrooms with built-in robes
- Main bathroom featuring a spa and separate toilet
- Bright front living and dining area filled with natural light
- Family room with sliding doors leading to the backyard
- Functional kitchen for easy meal preparation
- Spacious laundry with external access and storage
- Garage with internal access with extra storage
- Ducted gas heating

Outside:
- Expansive backyard perfect for relaxation, play, and entertaining

Construction Information:
- Flooring: Concrete and timber flooring
- External Walls: Brick veneer and weatherboard cladding
- Roof Framing: Timber: Truss roof framing
- Roof Cladding: Concrete roof tiles
- Window Glazing: Single glazed windows

Nicholls is one of Canberra's most popular suburbs with each and every home built with a sense of family connectivity in mind. This suburb enjoys quality schools, easy access to Gungahlin Town Centre, Casey Market Town, Belconnen, Canberra CBD, Gold Creek and so much more. Perfect for keen golfers, Nicholls is set in a highly desirable pocket of Gungahlin.

Inspections:
We are opening the home most Saturdays with mid-week inspections. However, If you would like a review outside of these times please email us on: jesssmith@stonerealestate.com.au

Disclaimer: The material and information contained within this marketing is for general information purposes only. Stone Gungahlin does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.