

**8/25 Temperley Street, Nicholls, ACT, 2913**

**Townhouse For Sale**

Thursday, 15 August 2024

8/25 Temperley Street, Nicholls, ACT, 2913

**Bedrooms: 4**

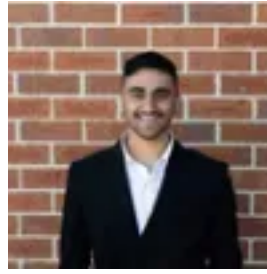
**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Mark Larmer



Jason ElKhoury

## Spacious single level townhouse backing directly onto the Golf Creek Golf Course

Please note, if not sold prior, this property will be going to auction on site, 12:30pm Wednesday 11th September 2024. The advertised price guide is there to help give buyers a bracket to work from and may be updated as the campaign progresses. Offers prior to auction welcomed.

With unit 8 at Sequoia, you get the largest floorplan in the development with an impressive 200m<sup>2</sup> of single level living & a completely freestanding townhouse in one of Gungahlin's most exclusive suburbs. You're also treated to the majesty of nature thanks to its stunning North/East facing position backing directly onto the Golf Creek Golf Course where the feeling of outdoor space is extended beyond belief.

The entertaining space in the rear yard takes full advantage of the Golf Course position where your outlook offers green space speckled with mature gum trees & best of all there are no other properties in sight. Even better, the amazing outlook is captured from the main bedroom and both the formal and informal living areas so there is always a view to enjoy.

The interiors are just as delightfully spacious with informal & formal living spaces that can be privately separated from one another such that the home can be divided into distinct sections, the main bedroom is segregated from the other 3 for privacy. Downsize your lifestyle but not your living space, #8 at Sequoia could be your perfect piece of 'Suburbia'

Make sure to watch our detailed, un-cut, walk-through video before you inspect (and after). It's our 24/7 salesperson to help you get an excellent feel for the features and benefits of this home inside and out. It's the most informative property video you will watch during your property search, but don't just take our word for it

To get a copy of the digital brochure containing an explanation of our friendly auction campaign and the full contract, please send us an email from any of the portals and note your full name and mobile number and it will be automatically sent to you.

### Features Overview:

Single level, freestanding townhouse offering 200m<sup>2</sup> of living space

1st time for sale in 21 years

The Gardens Development 'Sequoia' Complex

Directly backing the Golf Creek Golf Course

North/East aspect to the rear of the home

Vacant possession, so no need to wait for owners or tenants to relocate

Early access available via an occupation licence, if you need to move in quickly before settlement

Flexible settlement options, if you have another property you want, or need, to sell, or to have more time to secure financing

Offers before auction (above the published guide price and accompanied with a Section 17) are welcomed

### The Numbers (approx):

Living area: 200m<sup>2</sup>

Double garage: 39m<sup>2</sup>

Land size: 456m<sup>2</sup>

Size of development: 22 townhouses

Age: 24 years (development completed 2000)

General rates: \$3,552 p.a.

Water and sewerage rates: \$754 p.a.

Land tax (investors only): \$5,477 p.a.

Strata levies: \$5,908 p.a.

EER: The highest rating available of 6 stars

Conservative rental estimate (unfurnished): \$700/per wk  
Strata manager: LMM Solutions (02) 51103200  
Units plan number: 1862  
Money in admin and sinking fund as of 12/07/2024: \$185,037

Inside:

Modern, family-friendly kitchen boasts granite benchtops with eat-in meals space at the island bench, stainless steel appliances such as 5-burner Smeg gas cooktop & externally ducted Omega rangehood, Smeg electric oven, Smeg stainless steel under bench dishwasher & 1 ½ bowl sink, ample cupboard & storage space plus a skylight

Open plan, informal living space and meals area (with silicon feature window) is overlooked by the kitchen, and has tiles underfoot, & opens out to the rear yard through swinging doors

Formal living & dining room features full length windows with Golf Course outlook, higher ceilings, LED feature lighting

Oversized main bedroom is segregated from the other 3 bedrooms and does not share any walls for privacy, it has a 4 door, mirrored built in robe and an unrestricted golf course outlook

Ensuite features a huge oval spa bath, separate shower, vanity with storage beside, floor to ceiling tiles, 4 heat lamps, toilet and glass bricks to let in light

Bedrooms 2 & 3 located in the rear wing of the home, each with built-in robes and windows

Bedroom 4 positioned at the front of the home has 2-door sliding robe and can also be utilised as a study/home office with 2 entry/exit doors

Main bathroom comes complete with separate bath & shower, vanity with storage beside, floor to ceiling tiles, 4 heat lamps and glass bricks

Separate toilet room next to bathroom

Laundry with storage, bench space, tub & rear access to courtyard and clothesline

High quality curtains throughout (some with pelmets)

Zoned and ducted gas heating with add-on electric cooling

Ducted vacuum

Gas instantaneous & continuous hot water system

New carpets in bedrooms and formal living areas

NBN availability is FTTP

Crimsafe secure mesh to front and rear doors and some windows

Retractable canvas awnings on 2 West facing windows

Outside:

Meticulously cared for front and rear yards that boast mature & landscaped grounds with no grass to mow and an in-ground watering system

Stencilled concrete entertaining area off rear of home has lighting, power, gas bayonet and a retractable shade cover

Remote double garage with insulated panel lift door, internal & side access doors

Side gate access to rear yard which is also fully enclosed so safe for pets

To help buyers, we offer the following as part of our Friendly Auction System:

Written buyer price guide updated as the campaign progresses

A digital brochure with everything you need to consider a purchase including the full contract (request via email)