

54 Dooland Ct, Nicholls, ACT 2913

Sold - 28/04/2022

House 3 1 1 1



Neat as a pin!

Settled in a quiet part of Nicholls, this immaculate 3-bedroom home is your entry into the market and better yet comes with a family friendly lifestyle you are going to absolutely love. From the beautiful gardens that surround the property to the well maintained interior and exterior. There is absolutely nothing for you to do here other than move in and enjoy.

Open for Inspection

By Appointment.

Sitting on 450m2 and with an internal size of 94m2, you will have no trouble in accommodating the growing family. Upon entry you will notice straight away the striking green frontage that is easy to maintain and full of color. There is ample parking with a internally accessible - single lock up garage, 2 cars are easily parked in the driveway and there is a parking space at the front.

When walking in you will notice how light and bright the home is, with windows capturing the leafy green views that surround. The skylight in the kitchen really brightens the space and allows you to enjoy that northern aspect to the front. The floor plan is conventional with superb separation from the living, dining and family area. This is not very typical for your standard 3 bedroom 1 bathroom home, as there is 2 living areas here. Reverse cycle air conditioning and a gas - Rinnai Wall Unit looks after the heating and cooling all year round and with ceiling fans throughout the home, getting through our hot Canberra summers will be a breeze. The property also has had a solar power system installed making this property very energy efficient in easing your power bills all year round!

The kitchen is open and is the heart of the home. It has loads of storage and space to entertain and cater to the whole family featuring gas cooking, quality appliances and a wee breakfast bar for morning coffee or just for watching what is cooking in the kitchen.

All 3 bedrooms are generous in size, all with built in robes and share leafy green views of the gardens. The main bathroom accommodates everyone in the home with a separate shower and bath. The toilet is also separate for convenience. You have a separate laundry with great storage and positioned for easy access to the rear.

The property is positioned well on the block as you have a large, private rear space that is so versatile featuring 2 garden sheds, an immaculate low maintenance garden and a nice amount of space to entertain, play, and unwind. The undercover pergola is large and is an ideal space to entertain, BBQ as you enjoy entertaining family and friends in this private space. The property is fully fenced and secure so there will be no trouble in accommodating pets and letting the kids play and explore.

The Gungahlin region is moments away. You are just a stroll down to Gold Creek Primary School, St John Paul College, Holy Spirit Primary School and the local

Listed By

Andrew Grenfell

