

10 Hutcheon Place, Nicholls, ACT, 2913



House For Sale

Wednesday, 30 October 2024

10 Hutcheon Place, Nicholls, ACT, 2913

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Type: House



Virginia Stoker

Reserve Views, Ever Changing Landscapes & Expansive Living Awaits

Welcome to an exceptional 325m² residence offering flexible living nestled on a rare 1000m² block backing onto Harcourt Hill. This property promises a lifestyle of space, comfort, and connection to nature, set against a beautiful reserve backdrop that brings you close to kangaroos, wandering sheep and cows and offers stunning landscapes from every window.

This enormous block is perfect for families, offering endless potential for kids' play, grand entertaining, and lush gardens.

Embrace each morning's sunrise on two wraparound Easterly facing decks, where you'll enjoy breathtaking views across Gungahlin to Mt Majura, Mt Ainslie and Telstra Tower. Gather with friends on the north facing deck, overlooking the spacious yard, or savour the warmth of the afternoon sun in the cooler season from the rear deck with serene views over the reserve.

Step inside, and you'll be greeted by a grand foyer that hints at the spaciousness throughout the home. The living & dining areas offer abundant natural light and easy outdoor access.

Upstairs, discover a versatile family retreat, a generous living area perfect for a kids rumpus room, a teenage hideaway, or an expansive bedroom. At the top of the stairs is a generous sized landing large enough for additional living, a study or simply an area connecting the upstairs wings. Step out onto the northern balcony capturing views of the freshly landscaped gardens and reserve.

The top level includes four spacious bedrooms with scenic views from every window, a large bathroom complete with a laundry chute, and a superior main bedroom with a generous ensuite, walk-in robe, and access to an eastern deck.

Don't miss this opportunity to make a truly remarkable home your own. Reach out to Virginia and Ben to arrange a viewing.

MESSAGE FROM THE SELLER

"When we built our family home 24 years ago, we thought we'd love the space, the open design and the location. But we couldn't have guessed how much we'd enjoy raising our family here and the years of happy memories from living in such a great house in a perfect location. Waking up to a view across Gungahlin to Mt Majura and Mt Ainslie has never gotten old. Having a morning shower in the sun, watching planes descend over the hills to the airport, or watching a full moon rise over the hills in the evening has been magic. The quiet presence of sheep, cattle and kangaroos on Harcourt Hill and the constant company of parrots, magpies and wrens has been joyful, grounding and calming for everyone.

We'll never forget the family Christmases, BBQs on the large decks with family and friends and the flexibility the house has given us for entertaining, welcoming house guests, working from home, accommodating our changing needs over time and just enjoying life with plenty of space and big horizons. But it's now time for us to downsize, and another family to cherish the house, the location and the views. We're sure you'll love it all as much as we did."

- Situated at the peak of a cul-de-sac backing Harcourt Hill
- Flexible living: 5 bedroom home with direct access into the reserve
- Gas cooking & stone benches with an abundance of storage
- North facing open plan lounge and dining with deck access offering views across the reserve and the landscaped gardens
- Large separate living space or rumpus room with deck access
- New carpet throughout
- Fresh paint to areas throughout the home

- 2 bathrooms with powder room downstairs
- Laundry chute from main bathroom
- Main bathroom and ensuite complete with baths
- Grand sized main bedroom with sweeping north and easterly views across Gungahlin to Mt Majura and Mt Ainslie and access to a wrap around deck
- Large walk-in robe
- 3 other bedrooms complete with built in wardrobes
- Landing at the top of the stairs for extra living or study with access to a north facing deck
- Decks providing extensive elevated views to the North, East and West
- Secure double lock up garage offering 64.5m²
- Under house storage. Great opportunity for a wine cellar
- Freshly landscaped
- Enjoy nature close by with local wildlife, kangaroos and sheep
- 12 solar panels
- Lemon, fig, and peach trees
- Garden shed
- 5000 litre water tank

LOCATION

- Easy access to Federation Square, comprising of boutique specialty shops including gifts and homewares, cafés, beauty, walk in aviary and mini golf. Close to local tourist attractions
- Close to Gungahlin Lakes Golf and Community Club
- Easy access to Gold Creek Country Club
- Short drive to Casey Market Town, Gungahlin and Belconnen precincts
- Close to Private and Govt Schools. Holy Spirit Primary, St John Paul, Burgmann, Gold Creek, Gungahlin College