

**11 Platypus Place, Nicholls, ACT, 2913**

**House For Sale**

Monday, 4 November 2024



**11 Platypus Place, Nicholls, ACT, 2913**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



**Karon Stafford**

0452224226

## Family home in premium cul-de-sac location!

Nestled towards the end of a quiet and peaceful cul-de-sac, and with Gungahlin Pond and Percival Hill Nature Reserve and local walking trails as your neighbourhood playground, this delightful three bedroom ensuite family home offers an enviable lifestyle opportunity to enjoy.

This appealing family home features separate formal and informal living areas, a spacious kitchen with plenty of storage and bench space, three bedrooms all with built-in wardrobes, a private outdoor entertaining area set within established gardens, as well as a double garage with internal access.

The formal lounge room is located at the front of the property and with its fabulous northerly aspect boasts a delightful sunny outlook to enjoy. This inviting area offers the perfect place to relax with a good book or to have a chat with some friends while embracing the warm winter sun as it streams through the large windows.

The open-plan kitchen/meals/family room area is very generous in size and provides a tremendous option for day-to-day family living both between, and at, meal times. The generous kitchen offers plenty of cupboard and bench space (including a large corner pantry), a breakfast bar, a gas cooktop and electric oven, plus a dishwasher. A delightful feature of this area is the new hybrid flooring that the new owners will be able to enjoy for many years to come.

All three bedrooms are generous in size and are situated towards the rear of the home. The master bedroom features an ensuite and a spacious walk-in wardrobe with built-in shelving and double mirrored reversable doors. All of the bedrooms also have quality curtains with pelmets for excellent energy efficiency. The main bathroom has a corner spa for a fabulous relaxing bubble bath.

For year-round comfort there is ducted gas heating, as well as three air-conditioning units to enjoy. There is NBN (FTTP) and two ethernet connection points to the modem which will keep everyone in the home happy!

Outside the large private entertaining area - complete with a water feature - is also a fabulous place to relax and/or entertain. The easy-care established garden with mature native plants still allows space for a vegetable garden if you choose. The large garden shed with built-in shelving is ideal for the garden lovers in the family.

A double attached garage with internal access and handy floor-to-ceiling storage shelves completes the picture for this charming property. Access is also provided through the garage to the back garden area which is also a pleasing feature if you have a trailer to accommodate.

Conveniently close enough to walk, cycle or drive the short distance to Gungahlin Town Centre, and both Palmerston and Crace shops/cafes. There is also a variety of quality schools nearby and easy access to main bus and transport routes. Offering more than just a delightful family home, the lucky new owners will be securing an enviable lifestyle - don't miss your chance to live the good life here!

In summary, features include:

- Delightful premium cul-de-sac location
- Spacious north-facing sunken formal lounge room with a bright sunny outlook
- Open-plan kitchen, meals and family room area with new hybrid flooring
- Generous kitchen with plenty of cupboard and bench space
- Gas cooktop, dishwasher and new electric oven
- Master bedroom with walk-in wardrobe, ensuite and air-conditioner
- Bedrooms two and three have built-in wardrobes
- Ducted gas heating and three air-conditioning units
- Large, private outdoor entertaining area

- Fully enclosed backyard with side gate access
- Easy care established gardens
- Double attached garage with internal access and remote door
- Large garden shed with built-in shelves
- Continuous gas hot water system
- NBN to the home (FTTP) and two ethernet connection points
- Situated within a short drive to Gungahlin Town Centre, Gungahlin Lakes Golf Course and local shops
- Walking distance to 'Gungahlin Pond' and local bus stops

- Internal living: 137m<sup>2</sup> (approx)
- Garage: 37.23m<sup>2</sup> (approx)
- Block: 441m<sup>2</sup> (approx)
- Rates: \$823.85 per quarter (approx)
- Land Tax: \$1,549.10 per quarter (approx)
- EER: 4 Stars
- Built: 1999
- UV: \$580,000
- Tenanted until April 2025 at \$740 per week
- Current rental estimate: \$750 to \$770 per week