

13/123 Kelleway Ave, Nicholls, ACT, 2913



House For Sale

Monday, 4 November 2024

13/123 Kelleway Ave, Nicholls, ACT, 2913

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Thom Eriksson-Lake
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Where location meets style & low-maintenance living

*This property is to be sold either at, or prior to, auction with the advertised price as a buyer's guide. Auction scheduled for 2.00pm Saturday 23rd November onsite.

Idyllically located in a small boutique complex in the ever-popular suburb of Nicholls, this three-bedroom ensuite single-level townhouse will excite those looking to simplify their life without compromising size or quality.

The space-efficient, sun-filled floorplan provides multiple living areas and spacious bedrooms.

The main bedroom incorporates an oversized walk-in robe and ensuite.

A well-appointed kitchen provides an abundance of meal preparation and storage space.

This is a highly sought-after proposition in a blue-ribbon suburb and provides the opportunity to move straight in and not spend a cent!

The double garage with internal access, plus a location that screams leave-the-car-at-home and walk to the local shops/schools/lifestyle attractions, completes this highly desirable package.

The semi-enclosed pergola/sun room creates an idyllic platform for entertaining loved ones.

Features

- Above-average building report
- Admin fund and sinking fund \$651.89 p.q
- Built 1996
- New flooring
- Freshly painted throughout
- New plantation shutters
- New lighting
- New stove/oven
- Double garage with new automatic doors
- New Colorbond fence

Cost breakdown:

Rates: \$579.07 p.q

Land Tax (only if rented): \$634.04 p.q

Potential rental return: \$650 - \$690 p.w

This information has been obtained from reliable sources however, we cannot guarantee its complete accuracy, so we recommend that you also conduct your own enquiries to verify the details contained herein.