

13 Clemenger Street, Nicholls, ACT, 2913



House For Sale

Tuesday, 29 October 2024

13 Clemenger Street, Nicholls, ACT, 2913

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Type: House



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Single Level Residence in Harcourt Hill

- + Beautifully presented single-level home in the tightly held 'Harcourt Hill' section of Nicholls
- + Well-presented five-bedroom home in a quiet low-traffic street with an abundance of natural sunlight
- + Perfect orientation and solid construction resulted in a remarkable energy rating 6. Higher than normal for Nicholls.
- + Well-considered floorplan featuring formal lounge, dining area, spacious family room, and rumpus room
- + Large segregated master bedroom offering a walk-in-wardrobe and ensuite
- + The additional bedrooms are sunny and comprise built-in-wardrobes
- + Spacious kitchen with recently upgraded stainless steel appliances including 'BOSCH' stovetop & rangehood, lots of cupboards and bench space
- + The oversized family & rumpus rooms are washed with natural sunlight due to the northerly aspect and open onto a huge covered pergola area
- + Ducted Evaporative cooling
- + Electric in-slab-heating
- + Combination of quality window treatments including plantation shutters, roller blinds and curtains
- + Large laundry with external access and plenty of storage
- + Three-way main bathroom with two vanities and separate bath & shower
- + Double garage with recently upgraded automatic doors, recently upgraded motor internal access to the house and additional door to the pergola
- + Huge low-maintenance backyard, vegetable gardens
- + Gas hot water
- + Two garden sheds

Property information:

- + Year built: 1998
- + Internal living: 212.77m²
- + Garage: 38.81m²
- + Pergola: 44m²
- + Block size: 771m²
- + Orientation: North

Walking distance:

- + Holy Spirit Catholic Primary School (Private)
- + St John Paul II College (Private)
- + Gold Creek Primary School (Public)
- + Gold Creek Secondary School (Public)
- + Nicholls Early Childhood Centre
- + Nicholls Shops including IGA, Liquor Store, Cafe, Bakery, Chinese, Italian & Pasta restaurants, Hair Salon, Beauty Salon
- + Gungahlin Pond
- + Public transportation

What's nearby:

- + Gold Creek Village includes a Pharmacy, George Harcourt Inn, McDonald's, KFC, Petrol Station, Nursery, Liquor Store, Early Learning Centre, Cafes, restaurants, Art Galleries, and more.
- + Gungahlin Lakes Golf Course
- + Gold Creek Golf Course & Country Club
- + Club Lime Gym
- + Casey Market Town
- + Gungahlin Town Centre
- + Burgmann Anglican School (Private)