

**135 Temperley Street, Nicholls, ACT, 2913**



**House For Sale**

Monday, 28 October 2024

135 Temperley Street, Nicholls, ACT, 2913

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

**Sold at Auction on 26/10/24 - thank you to all who had inspected this beautiful home.**

Brilliant street appeal and an elegant style makes this an exciting home that you will be proud to own. Formal entry welcomes you into gracious light filled living that seamlessly flow from the formal lounge and dining and then to the more informal family, meals and outdoor areas. Meal preparation is a pleasure with a large kitchen while the adjoining family room flows onto a paved patio from where you will enjoy lovely gardens of picturesque privacy. Multi-living options are further extended with a spacious rumpus room adorned with conservatory windows. All this together make this home an absolute delight to entertain and relax with your family and friends.

Inside, the home features a large main bedroom with spacious ensuite and a magnificent walk-in-robe. The other 3 bedrooms are also generously proportioned, and all have built in robes, which add to the already abundant linen cupboards. With one of these bedrooms being at the front of the home, its segregated position also works well as a home office or guest room. Year-round comfort is assured with ducted evaporative cooling and ducted gas heating.

Other benefits include beautiful recent renovations to the ensuite, bathroom and laundry, new carpets and painting inside and out that's adds to your sense of modernity and enjoyment. You will also love the extra-large double garage for your storage needs and the ample parking to the front of it. A moment's walk away is a splendid nature reserve leading to the foreshores of Gungahlin Pond that will inspire and calm you. For the family conscious, schools and playing fields are in the neighbourhood for your kids to get to.

A premium location, a beautiful setting and an elegant home all align to ensure you with many years of real enjoyment and fond memories. Make the most of this rare buying opportunity and embrace the lifestyle & location that awaits you in Nicholls.

For more information and features contact the agent, Manuel Vlandis.

#### Quick Facts:

- Brilliant street appeal
- Elegant home beautifully presented
- Several entertaining areas to relax
- Huge light-filled family/meals room
- Rumpus room with conservatory windows
- Recently installed new carpets
- Recently painted inside and out
- 4 bedrooms all with robes storage
- Main bedroom with ensuite
- Generous walk-in-robos with custom storage
- Large kitchen for entertaining
- Gas cook top, large oven
- Bosch - series 6 dishwasher
- Renovated bathroom, ensuite & laundry
- Ducted evaporative cooling
- Ducted gas heating
- Ducted vacuum system
- Solar panels feed to grid - energy savings
- Security screen doors
- Double garage is extra large
- NBN Fibre to the Premises
- Enjoy walks along nearby nature reserve
- Short walk to,

☒ Federation Square cafes

Early Learning centres

☒ Percy Hill Nature Reserve & Gungahlin Pond

Short drive to,

☒ Golf courses

☒ local IGA Nicholls

☒ local schools Catholic and Public

☒ Casey & Gungahlin shopping centres

Key Numbers all approximate

EER: ☒☒☒4.5

Living area: ☒☒219 m2 approx.

Double Garage: ☒50 m2

Total: ☒☒☒269 m2

Rates: ☒☒☒\$3,626 pa.

Land size: ☒☒807 m2 approx.

Year built:☒☒2002