

# 22 Candlebark Cl, Nicholls, ACT, 2913

STONE

## House For Sale

Friday, 15 November 2024

22 Candlebark Cl, Nicholls, ACT, 2913

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House

## ●THE DOOR IS OPEN, WELCOME HOME●

Discover a home that effortlessly combines comfort with style on a peaceful, tree-lined street that transforms into a vibrant show of colours every spring and autumn.

Inside, you'll find fresh updates, including new hybrid flooring, paint, and carpet, creating a welcoming and modern ambience. With two separate living areas, there's plenty of space for everyone to relax or entertain. The open-plan kitchen and family room flow seamlessly into the outdoor area, a space primed to be the heart of many memorable gatherings, from festive holiday parties to cosy birthday celebrations and impromptu evenings with friends.

Designed with low-maintenance landscaping, the garden provides a relaxing retreat, leaving you with more time to simply enjoy. With the Gungahlin Lakes Golf Club, bus stops, and local schools just a short walk away, this home combines the best of both worlds, tranquillity and convenience.

Living: 162.00sqm

Garage: 41.90sqm

Total: 203.90sqm

Block: 450sqm

- Beautifully updated, single level family home with new hybrid flooring, carpet and paint throughout
- Two separate living areas, perfect for families to sprawl
- Large kitchen with abundance of bench and storage space, 5-burner gas cooktop, oven and dishwasher
- Three large bedrooms, all with built-in robes
- Master bedroom complete with a spacious walk-in robe, and massive ensuite with a spa bath
- Main bathroom also includes a full-sized bath and separate toilet
- Separate laundry with extra storage space and external access
- Ducted gas heating, split systems installed
- Pergola, and low maintenance backyard, ideal for children and entertaining
- Garage with remote roller doors and internal access
- Fantastic location, walking distance to the Gungahlin Golf Club, near the bustling Gungahlin Town Centre, a variety of schools, shops, parks and public transport options

Rates: \$3,446.70 per annum (approx.)

Land tax: \$6,532.80 per annum (approx.)

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