

93 McClelland Avenue, Nicholls, ACT, 2913



House For Sale

Tuesday, 5 November 2024

93 McClelland Avenue, Nicholls, ACT, 2913

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Type: House



Mark Johnstone
0414382093

Immaculate Family Home in Prestigious Location

Located in prestigious Harcourt Hill in Nicholls, this exceptional home provides unrestricted family living with its versatile floor plan and easy care private gardens. Enjoy the ease of living in this well designed home which encompasses large open plan living areas and formal dining, a functional kitchen, generous sized bedrooms and bathrooms to service all areas of the home.

With separate living areas, this home provides the ultimate balance between shared and private space. From the moment you enter you'll appreciate the family friendly design and as you walk through the home in all directions you'll discover multiple living and entertaining areas. On the lower level the open plan functional kitchen, conservatory and family room are north facing capturing the warm winter sun and seamlessly flow to the outdoor entertaining area and gardens. The lounge and dining rooms are spacious and inviting, providing that formal cosy area segregated from the casual living rooms. There are also two additional living areas upstairs adjacent to the bedrooms.

The huge master bedroom has a great outlook across the tree tops and includes an ensuite and walk in robe, whilst the other three generous sized bedrooms upstairs & the study/bedroom five downstairs all have built in robes and a pleasant outlook.

The main bathroom upstairs includes a bath and shower, whilst downstairs the powder room and shower room adjacent to the laundry, not only service downstairs, but are perfectly located for access should you decide to put in a pool or outdoor spa & sauna.

For all season comfort there is electric ducted reverse cycle heating and cooling. In fact the home is all electric, taking advantage of the 6.6kw solar power system keeping running costs to a minimum. In addition to being fully insulated, additional soundproof insulation has been installed throughout the home including between upper and lower floors.

The professionally landscaped terraced backyard garden and lawn area provides sanctuary for entertaining or relaxing with the family, offering different break out areas. The oversized double garage with auto doors is adjacent to the utility area and also allows trailer/vehicle access to the back yard via an additional roller door at rear of the garage.

There is nothing more to do here but move in and enjoy this immaculate family property surrounded by other quality homes on a perfectly positioned block in a sought after suburb.

Within close proximity to local shops, schools, Gold Creek Country Club and Gungahlin Town Centre, there are endless opportunities here for families. Contact MARK JOHNSTONE today on 0414 382 093 or come along to our next open exhibition.

##PLEASE NOTE THIS PROPERTY WILL GO TO AUCTION ON THURSDAY 28TH NOVEMBER AT 4.30PM AT RAY WHITE AUCTION ROOMS 2/14 WALES ST. BELCONNEN##

Features include:-

- * 2 story family home with practical floor plan
- * Open plan family/kitchen with northerly aspect
- * Multiple spacious living and entertaining areas inside and out
- * Kitchen with electric appliances, ample storage and bench space
- * Huge master bedroom featuring walk-in robe and ensuite
- * 4 more generous sized bedrooms or study all with built-in robes
- * Bathroom with bath & shower. Separate toilet
- * Powder room & shower room adjacent to laundry
- * Under stair storage

- * Ducted electric heating & cooling
- * 6.6kw Solar Power system (15 new panels Aug '24)
- * LED lights & intercom system
- * Fully insulated plus soundproof insulation throughout incl between upper/lower floor
- * Double garage with new auto roller doors + rear roller door to backyard
- * Roof recently renovated + house externally painted
- * Low maintenance professionally landscaped gardens
- * Peaceful relaxation areas amongst beautiful mature exotic trees
- * Gazebo & garden shed
- * Living space: 254m²; Garage 40.3m²; Verandah 17.5m²; TOTAL 311.8m²
- * Block size: 766.6m²
- * UV \$609,000
- * Rates \$3,305.68