

**11/123 Kelleway Avenue, Nicholls, ACT, 2913**



**Townhouse For Sale**

Thursday, 28 November 2024

11/123 Kelleway Avenue, Nicholls, ACT, 2913

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



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## Single-level living!

Positioned in a whisper-quiet complex in popular Nicholls is this single-level townhouse.

Offering three spacious bedrooms, a walk-through robe and ensuite to the master suite, large separate living areas, plus ducted gas heating and reverse cycle air conditioning to deliver comfort.

It features a north-facing covered entertaining area overlooking a private low-maintenance courtyard and has internal access from the remote-controlled garage.

### Features

- Single-level
- Quiet complex
- Close to Gold Creek Country Club
- Separate lounge, dining and family rooms
- Ducted gas heating
- Reverse-cycle air conditioning
- Secure garage with remote control and internal access
- Easy access to Gold Creek Village, Casey Market Town and Barton Highway
- Freshly painted throughout
- New fencing
- New covered pergola
- Living: 131.8m<sup>2</sup>
- Garage: 22.2m<sup>2</sup>

### Cost breakdown

Rates: \$559.15 p.q

Land Tax (only if rented): \$620.10 p.q

Body Corporate: \$609.56 p.q

Potential rental return: \$640 - \$670 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.