



Nicholls, 12 Cottam Place

Spacious Manicured Home

In Gungahlin's most sought-after suburb Nicholls, you will find this stunning four bedroom ensuite home. The flowing floorplan offers a segregated master bedroom, two spacious living areas, and a spacious kitchen area. The property features bright, free-flowing interiors designed for effortless living.

Features include:

- Master bedroom with ensuite
- Formal lounge
- Separate dining
- Open plan kitchen with gas cook top and dishwasher
- Double garage
- Central ducted heating and cooling
- Outdoor undercover entertaining area



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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For Lease

Please Call

View

ljhooker.com.au/2AASFHK

Contact

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EER ★★★★★★

LJ Hooker Canberra City
(02) 6249 7700

- Established gardens
- No current EER

The property complies with the minimum ceiling insulation standard.

Suburb Snapshot

Nicholls is a suburb in the Canberra, Australia district of Gungahlin. It was named after Sir Douglas Nicholls (1906–1988) who was born at Cummeragunja Aboriginal mission, New South Wales and who was a footballer, pastor, activist and a former Governor of South Australia and was gazetted on 18 October 1991. Streets are named after various sportsmen and sportswomen.

Disclaimer:

Please note that while all care has been taken regarding general information and marketing information compiled for this rental advertisement, LJ HOOKER CANBERRA CITY does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. We encourage prospective tenants to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.

PETS:

Please be aware that at all stages of tenancy this property requires consent to be sought from the lessor for the keeping of any pets at the premises. Consent must be provided before any pets are at the premises.

RENTING BOOK:

A copy of The Renting Book can be found at: <https://justice.act.gov.au/renting-book>

More About this Property

Property ID	2AASFHK
Property Type	House
Including	Deck Dishwasher Floorboards

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