



81 Sue Geh Circuit, Nicholls

## Sophisticated and Refined Family Home —Stunning Five Bedroom House

This impressive four bedroom plus study executive residence is located in the highly sought-after and exclusive Harcourt Hill area, surrounded by established, private, and beautifully maintained gardens. It offers a perfect blend of sophistication and functionality.

A formal entry leads to a light-filled sunken lounge and formal dining area. The segregated master suite features a walk-in robe and private ensuite, creating a comfortable parents' retreat. At the heart of the home is a spacious entertainer's kitchen with stone benchtops, an island bench, and high-end stainless steel appliances including dual ovens, a five-burner gas cooktop, and dishwasher-ideal for both entertaining and everyday family living.

The flexible floorplan includes four generously sized bedrooms with built-in robes, ample storage, an oversized laundry, and ducted vacuum. Three separate living areas-formal, casual, and a rumpus or media room-provide space for the whole family. Outdoors, a covered alfresco area with spa overlooks the stunning gardens, which are supported by an automatic irrigation system.

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**FOR RENT**  
\$1050 Per Week

**VIEW**  
By Appointment

**AGENTS**  
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**AGENCY**  
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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Conveniently located close to quality schools, shops, and public transport, the home is within walking distance to Gold Creek Village and Gold Creek Golf Club, and just a short drive to Gungahlin Town Centre.

Features include:

- 4 Bedroom and study residence
- Formal entry
- Sunken formal lounge
- Formal dining
- Open plan kitchen and family living/dining areas
- Bosch Stainless Steel appliances, dual ovens
- Stone benchtops
- Master bedroom or parents retreat with large walk-in robe and ensuite
- All bedrooms with built-in robes
- Large rumpus or media room
- Large laundry with plenty of bench space and storage
- Extra storage
- Ducted vacuum system
- Alarm system
- NBN connection to the home
- Ducted gas heating (zoned)
- Evaporative cooling
- In-slab heating in the kitchen and family areas
- Freshly painted throughout
- New carpet throughout
- Private garden with hidden corners and plenty of bird life year round
- Covered alfresco or entertaining area with gas bayonet
- Spa
- Local Gold Creek School

No current EER

This property comply with the minimum ceiling insulation standard.

There is no embedded network.

#### 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 Cumeragunja 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.

Some of the most prestigious houses in Nicholls are located against Harcourt Hill to the west. Also in Nicholls is the Senior Site portion of Gold Creek School, Perce Douglas Memorial playing fields, Nicholls Neighbourhood oval, Holy Spirit Primary School and Gold Creek Primary School. Although the suburb of Nicholls is newly established, this northern portion of the suburb including the Gold Creek School is sited on what was until 1990, the former 'Gold Creek' rural property with the Gold Creek Homestead at its centre. St John Paul II College is a Catholic high school located at 1021 Gungahlin Drive that caters for boys and girls in years 7-12. The Gungahlin Pond is located in the east of the suburb, near the southern end of the Lakes Golf Club. A Canberra Nature Park including Percival Hill is located further south.

Gold Creek Village is located on the southern boundary of Nicholls, off the Barton Highway. It encompasses Gold Creek Square, Cockington Green, the Gold Creek golf course, the National Dinosaur Museum, Australian Reptile Centre, the George Harcourt Inn and Federation Square.

**Disclaimer:**

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**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:**

[https://www.justice.act.gov.au/data/assets/pdf\\_file/0008/2443472/Renting-Book-May-2024.pdf](https://www.justice.act.gov.au/data/assets/pdf_file/0008/2443472/Renting-Book-May-2024.pdf)

**MORE DETAILS**

Property ID	2FZ8FHK
Property Type	House
Including	Dishwasher

**Khloe Zhang 0472 759 453**

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