



25 Fitzsimmons Street, Nicholls

Golf side Living at Its Finest - An Architectural Landmark in Nicholls

Perfectly positioned in one of Nicholls' most tightly held enclaves, 25 Fitzsimmons Street delivers an unrivalled lifestyle overlooking the manicured greens of the Gold Creek Country Club. With a coveted front-row position on the 9th hole, this home offers a daily connection to nature, tranquility, and the rhythm of golf course living-right from your backyard. Originally crowned the 1999 Master Builders House of the Year, this residence is a celebrated collaboration between Grandview Constructions and the renowned TT Architecture-designed to embrace light, landscape, and liveability in equal measure.

In 2018, the home underwent a meticulous seven-month transformation by Solitaire Homes, respectfully elevating the original vision without compromising its architectural integrity. The result is a refined modern residence that feels both timeless and effortlessly liveable-where expansive interiors flow seamlessly to outdoor entertaining spaces, perfectly suited to relaxed family living or hosting after a day on the course.

4 3 2

FOR SALE
\$2,799,000+

VIEW
Sat 7th Feb @ 11:30AM - 12:15PM

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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.

LJ Hooker

Nicholls is prized for its peaceful streets, strong community feel, proximity to nature reserves, quality schools, and easy access to Gungahlin Town Centre. Add the rare privilege of golf course frontage, and you have a lifestyle that balances prestige with everyday ease.

This is more than an award-winning home-it's a lifestyle address where design excellence meets the calm, open green spaces that define Nicholls living.

A home to be admired.

A lifestyle to be cherished.

An opportunity that may never be repeated.

Imagine:

Winner of the Master Builders 'Building in Excellence Awards; 1999 House of the Year'

Extraordinary award-winning executive home

Stunning views over Gold Creek Golf Course

Zen garden

Formal living room

Formal dining room

Separate family room

Home theatre

4th bedroom/Gym

Sauna

Contemporary kitchen

Integrated fridge/freezer and dishwasher

Stone benchtops benchtops

Induction cooktop & electric fan forced oven

Gas & electric hot water systems

- slab heating

Attic in garage for extra storage

Ducted gas heating & ducted RCAC

Ethanol fireplace

1.1km to local shops and public transport

4km Gungahlin shopping centre & Light Rail

Block: 1071 sq/m

Ground floor living area: 302sq/m

Upper living area: 54sq/m

Garage: 47sq/m

Upper deck: 12sq/m

NBN: fttp

Aspect: NNW

General:

- UV \$1,068,000 (2025)
- Rates approx. \$5700 pa
- Land tax: (investors only) approx. \$12,250
- Rental assessment - tbc
- Strata: not applicable
- EER: 3.5

EER  

MORE DETAILS

Property ID	35Z8GCY
Property Type	House
House Size	403 m2
Land Area	1071 m2
EER	3.5
Including	Study Air Conditioning Induction Cooking Built in Sauna Filtered Water Feature

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First Floor



Ground Floor

The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

25 Fitzsimmons Street, Canberra



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