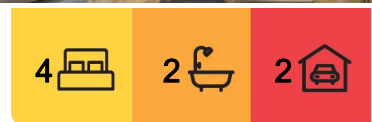


Nicholls, 33 McClelland Avenue

Recently Renovated Family Stunner in Harcourt Hill

Nestled in the sought after Harcourt Hill precinct of Nicholls, this recently renovated home offers the ultimate in luxurious family living. With secure front and rear yards, it's the perfect haven for families seeking comfort, privacy, and a premium location. Set on an elevated position, the home boasts a well designed floorplan that separates sleeping and living zones for maximum functionality. The main Suite, located at the front, provides a private retreat, while three additional bedrooms are thoughtfully placed at the rear. The living and kitchen and dining areas form the heart of the home, ensuring a seamless flow for everyday living and entertaining.

This stunning property is a true "turnkey" opportunity. With its premium location and beautiful renovation, you can move straight in and start enjoying everything this exceptional home has to offer. Featuring approximately 175 sqm of living space on a generous 805 sqm block, the property is designed for families who value space and style.



For Sale
UNDER OFFER

View
ljhooker.com.au/3515GCV

Contact
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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.

EER ★★★★★

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The home includes four bedrooms, each with built-in robes, while the master suite boasts its own private ensuite. Two large living areas offer plenty of room for relaxation and entertaining, making it perfect for family gatherings or quiet evenings at home. The chef's kitchen is a standout, with an oversized island bench that seats four, a gas cooktop, and a downdraft extractor rangehood, along with ample bench and storage space for all your culinary needs.

Year round comfort is assured with ducted and zoned reverse cycle heating and cooling throughout the home. Outside, a pergola and low maintenance gardens provide the perfect space for kids, pets, or outdoor entertaining. A double lock up garage with roller doors and internal access offers secure and convenient parking.

Situated close to schools, shopping, golf courses, and public transport, this property offers an unbeatable combination of comfort, style, and location. This thoughtfully renovated residence is the ideal choice for modern family living. Don't miss the opportunity to make it yours contact us today to arrange an inspection!

Message from the seller:

We chose Nicholls as a suburb to raise our family due to its location in the Gungahlin area with hardly any traffic, being walking distance to Gold Creek for weekend bike rides and coffee, and walks around the golf course.

What we didn't realise we would also get was an amazing group of neighbours, and living just off McClelland Ave has allowed our kids to spend evenings outside until dark playing with their friends. It's a community we couldn't leave. So we didn't! We've stayed in Nicholls. We hope the new owners of this house enjoy raising a family in it as much as we have.

Key Features:

- Spacious Design: Featuring 175 sqm (approx.) of living space on a generous 805 sqm (approx.) block
- Four Bedrooms: All bedrooms with built-in robes, including a master with a private ensuite
- Family Living: Two large living areas, ideal for relaxation and entertaining
- Chef's Kitchen: Oversized island bench with seating for four, gas cooktop, and downdraft extractor rangehood. Ample bench and storage space for your culinary adventures
- Comfort Year Round: Ducted and zoned reverse-cycle heating and cooling throughout the home
- Outdoor Appeal: Pergola with low-maintenance gardens, perfect for kids, pets, and outdoor gatherings
- Secure Parking: Double lock up garage with roller doors and convenient internal access
- Prime Location: Close to schools, shopping, golf courses, and public transport options

This thoughtfully renovated home offers the perfect blend of comfort, style, and convenience for modern family living. Don't miss the chance to make it yours!

The Numbers:

Living: 175m²;

Land: 805m²



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Parking: 2 secure garage spaces

Energy Rating: 4 Stars

More About this Property

Property ID	3515GCY
Property Type	House
Land Area	805 m2
EER	4
Including	Air Conditioning Ducted Heating Outdoor Entertaining Ensuite Renovated Kitchen Gas Instant Hotwater Gas Cooking

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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.

33 McClelland Avenue, Gungahlin

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