



## Nicholls, 36 Hattersley Court

### Elevated Living With Unparalleled Views

Auction Location: On-Site

Experience elevated living at 36 Hattersley Circuit, Nicholls. This stylish family home, set on a manicured 755m2 block with captivating views of Gungahlin Lake from various vantage points, offers a blend of comfort and sophistication.

Step inside to discover freshly painted walls and gleaming wooden floors throughout, complemented by abundant natural light streaming through the north-west facing orientation. The spacious layout features two large living areas, perfect for relaxation and entertainment, along with a powder room for added convenience.

The heart of the home is the massive open kitchen, a chef's delight equipped with high-end Smeg appliances, including a gas cooktop and electric oven. Ample storage space is provided by the large walk-in pantry, ensuring organisation and ease in meal preparation.



**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 Sale**  
Auction

**View**  
[ljhooker.com.au/2B43FHK](https://ljhooker.com.au/2B43FHK)

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**EER** ★★★★★

**LJ Hooker Canberra City**  
(02) 6249 7700

Oversized bedrooms offer generous space for rest and relaxation, while the master bedroom boasts a walk-in robe and ensuite, providing a private sanctuary. Enjoy the comfort of reverse ducted heating and cooling throughout the year.

Step outside to the expansive outdoor deck, ideal for alfresco dining and taking in the serene views of Gungahlin Lake. Gather around the outdoor fire pit in the low-maintenance backyard retreat, perfect for cozy evenings with family and friends.

Additional features include a generous storage area in the garage, which can also serve as a workshop space, and jarrah floorboards adding a touch of elegance. With a massive covered outdoor entertaining space, this home offers ample opportunities for outdoor entertaining.

With new carpeting and paint, this home epitomizes refined living, meticulously designed to enrich your lifestyle. Don't miss the opportunity to make this your dream home.

Figures:  
Block Size: 755m2  
Living Size: 222m2  
Garage & Workshop Size: 46.81m2  
Total: 268.81m2  
Rates: \$3,142 p.a (approx)  
Land Tax: \$5,335 p.a (approx)  
UV: \$623,000 (2023)

## More About this Property

Property ID	2B43FHK
Property Type	House
House Size	269 m <sup>2</sup>
Land Area	755 m <sup>2</sup>
EER	4.5

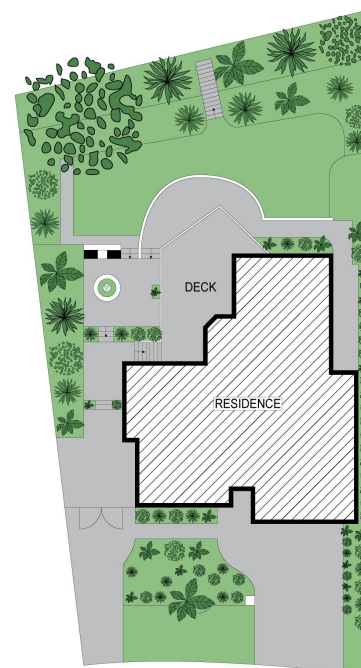
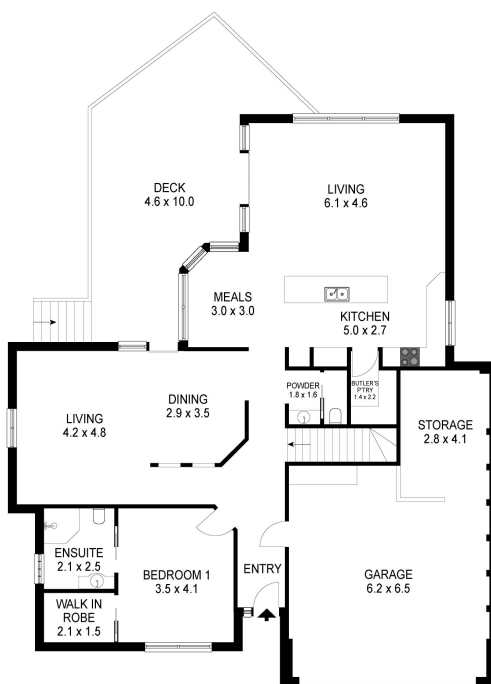
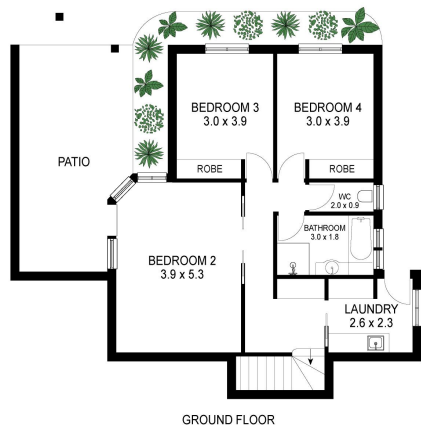
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## 36 HATTERSLEY COURT, NICHOLLS

THE SITE PLAN AND FLOOR PLAN ARE NOT TO SCALE. MEASUREMENTS ARE INDICATIVE AND IN METRES. BUSHES AND TREES ARE PLACED FOR ILLUSTRATION PURPOSES. PLANS SHOULD NOT BE RELIED ON. INTERESTED PARTIES SHOULD MAKE AND RELY ON THEIR OWN ENQUIRIES.

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