



5 Cottam Place, Nicholls




## The Ultimate Family Entertainer - Fully Renovated & Perfectly Located in Nicholls

This home has it all - completely renovated just 7 months ago with a modern colour palette throughout, double-glazed windows, and set in the sought-after suburb of Nicholls. Designed for families who value space, style, and convenience, it offers 5 spacious bedrooms and 2 sleek bathrooms, perfectly balancing comfort with practicality.

At the heart of the home is a gourmet kitchen featuring a state-of-the-art gas cooktop, under-sink water filtration system, and high-quality finishes. The kitchen flows seamlessly into expansive living areas, providing flexibility for both family gatherings and quiet retreats. Hardwood flooring and polished concrete surfaces add warmth and sophistication, while ample storage and a security system ensure everyday convenience and peace of mind.

Both the main bathroom and ensuite showcase stunning finishes, complete with heated towel racks. A modern bathtub invites you to soak and unwind after a busy day, the perfect way to relax at home.

Comfort is assured year-round with double glazing, ducted gas

5  2  2 

**FOR SALE**  
\$1,340,000 +

### AGENTS

Pauline Jenkins  
pauline.jenkins@ljhwodenweston.com.au

### AGENCY

LJ Hooker Woden | Weston  
(02) 6288 8888

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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**

heating, cooling, plus a slow combustion wood fire for those cooler evenings.

Entertaining is effortless with a huge covered alfresco area, ideal for dining, BBQs, and celebrations, all overlooking landscaped front and rear gardens. Outdoors also features a 2,500-litre water tank, a two-car garage with built-in cupboards, and a long driveway offering plenty of parking. A fully decked-out workshop provides additional storage or can be transformed into a study, studio, or home office.

This beautifully renovated Nicholls residence is perfect for families, upsizers, and entertainers alike. Simply move in and enjoy everything it has to offer.

Features:

- Fully renovated just 7 months ago
- Double-glazed windows throughout
- 5 generous bedrooms + 2 modern bathrooms
- Gourmet kitchen with gas cooktop & under-sink water filtration
- Hardwood flooring & polished concrete finishes
- Heated towel racks & modern bathtub
- Reverse-cycle heating & cooling + slow combustion wood fire
- Expansive living areas with flexible layout
- Huge covered alfresco for entertaining
- Landscaped front & rear gardens + 2,500L water tank
- Double garage with built-in cupboards & long driveway
- Separate workshop/studio/home office option
- Security system installed for peace of mind

Walking distance to:

- Holy Spirit Catholic Primary School (Private)
- St John Paul II College (Private)
- Gold Creek Primary School (Public)
- Gold Creek Secondary School (Public)
- " Nicholls Early Childhood Centre
- " Nicholls Shops including IGA, Liquor Store, Café, Bakery, Chinese, Italian & Pasta restaurants, Hair & Beauty Salons
- Gungahlin Pond
- " Public transportation
- " Gold Creek Village with Pharmacy, George Harcourt Inn, McDonald's, KFC, Petrol Station, Nursery, Liquor Store, Early Learning Centre, Cafés, Restaurants, Art Galleries & more
- Gold Creek Country Club Facilities (Ranked within the top 100 Golf Courses in Australia)
- Gungahlin Lakes Golf Course
- Gold Creek Golf Course & Country Club
- Club Lime Gym
- Casey Market Town
- Gungahlin Town Centre
- Burgmann Anglican School (Private)

Rates: \$836 p.q (approx.)

Land: 725m<sup>2</sup>

Living: 184m<sup>2</sup>



## MORE DETAILS

Property ID	JE2H5W
Property Type	House
House Size	186 m2
Land Area	725 m2
EER	4.5
Including	Air Conditioning Fire Place Deck Dishwasher Outdoor Entertaining Workshop Built-in-Robes

### Pauline Jenkins

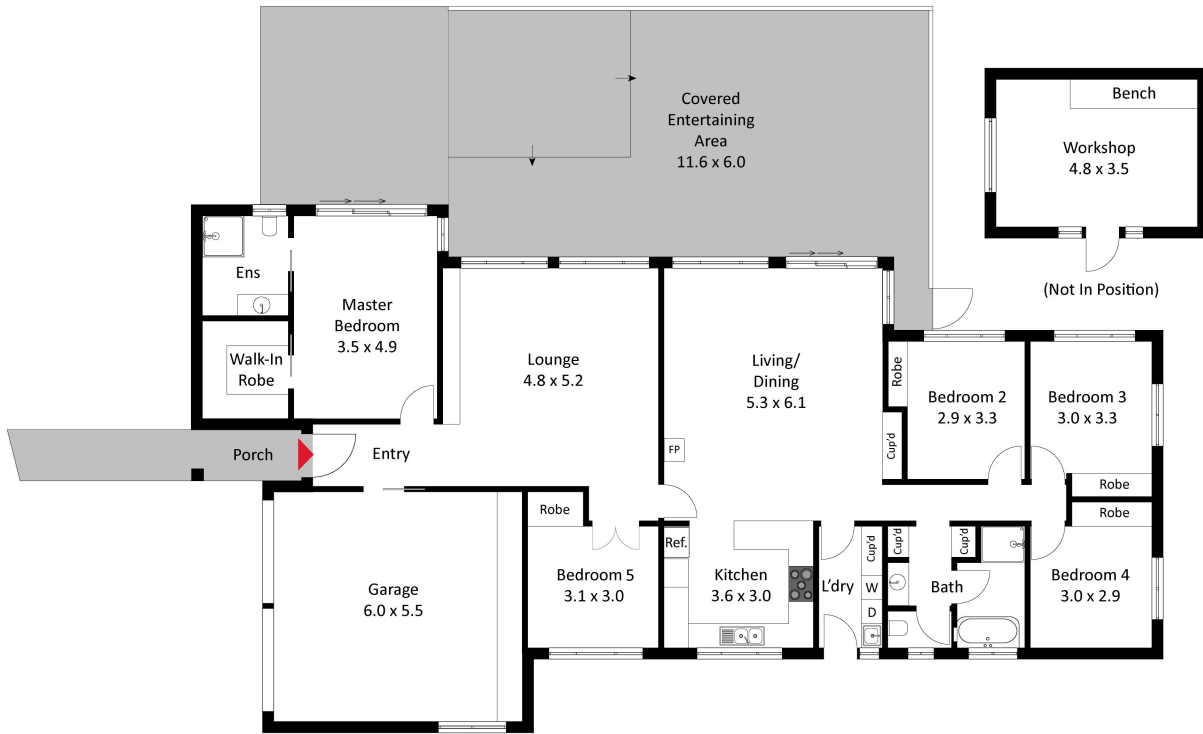
Licensed Agent ACT/NSW | [pauline.jenkins@ljhwodenweston.com.au](mailto:pauline.jenkins@ljhwodenweston.com.au)

### LJ Hooker Woden | Weston (02) 6288 8888

23 Brierly Street, WESTON CREEK ACT 2611

[westoncreek.ljhooker.com.au](http://westoncreek.ljhooker.com.au) | [reception@ljhwodenweston.com.au](mailto:reception@ljhwodenweston.com.au)





The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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