



65 Freda Bennett Circuit, Nicholls

Spacious Single Level Living in a Convenient Nicholls Location

Positioned in a convenient and well established part of Nicholls, this spacious separate title home offers an excellent opportunity for buyers seeking low maintenance living without compromising on space or comfort.

Set on an easy care block, the home features a practical single level design with separate living areas providing flexibility for families, downsizers or those simply wanting extra room to spread out. The open plan kitchen and family room forms the heart of the home, creating a welcoming everyday living space filled with natural light.

The kitchen is well equipped with a gas cooktop, dishwasher, breakfast bar and ample cupboard space, making it both functional and family friendly.

All three bedrooms are generous in size, with the main bedroom featuring a walk in robe and ensuite bathroom. Built in robes are included in the remaining bedrooms. Ducted reverse cycle heating and cooling provides year round comfort throughout the home, while NBN connectivity adds further convenience.

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FOR SALE
\$870,000+

VIEW
Sat 4th Jul @ 12:30PM - 1:00PM

AGENTS
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AGENCY
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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**

Outside, the grounds are designed for easy care living, ideal for busy lifestyles or for buyers wanting to spend less time on maintenance and more time enjoying their home.

The location offers excellent convenience, being only approximately 10 minutes from the Gungahlin Town Centre and close to local shops, cafes, schools and public transport. Gold Creek School, Holy Spirit Primary School and John Paul College are all nearby.

Features Include:

- Spacious single level separate title home
- Three ample bedrooms
- Easy care low maintenance block
- Separate living areas
- Open plan kitchen and family room
- Kitchen with gas cooktop, dishwasher and breakfast bar
- Recently updated paintwork, carpets and shower screens
- Main bedroom with ensuite and walk in robe
- Built in robes to remaining bedrooms
- Ducted reverse cycle heating and cooling
- NBN connected
- Double garage with internal access
- Approximately 10 minute drive to Gungahlin Town Centre
- Close to local shops, cafes and public transport
- Nearby schools include Gold Creek School (Preschool to Year 10), Holy Spirit Primary School (Preschool to Year 6) and John Paul College (Years 7 to 10)

Stats:

Living space: 138sqm

Rates: \$2,837pa

Land tax (only if rented): \$4,741pa

Year built: 1996

Note: Some images are historical images and have had digital styling. Please rely on your physical inspection.

MORE DETAILS

Property ID	371SGCY
Property Type	House
House Size	138 m2
Land Area	454 m2
EER	4.5
Including	Ducted Heating

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