



8 Cottam Place, Nicholls

A Prime Nicholls Opportunity - Ideal for Families & Investors Alike

Whether you're searching for a spacious family home or an excellent opportunity for investors in a high-demand suburb, 8 Cottam Place is a standout offering with refreshed interiors, generous living spaces and an exceptional location. Be sure not to miss this great opportunity.

Tucked away in a quiet cul-de-sac, this warm and welcoming home has been freshly updated with near-new carpet and fresh paint, creating a bright and comfortable environment from the moment you step inside.

A large lounge and dining area at the front of the home provides a relaxed setting for everyday living and entertaining. Flowing through to a separate family room, the layout is designed to keep everyone connected. The kitchen is functional and well-equipped, with ample bench space, plenty of storage, gas cooking, and a peaceful outlook across the backyard.

All four bedrooms are fitted with built-in robes, including a main

4  2  2 

FOR SALE
\$1,100,000 +

AGENTS

Pauline Jenkins
pauline.jenkins@ljhwodenweston.com.au

AGENCY

LJ Hooker Woden | Weston
(02) 6288 8888

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**

bedroom complete with ensuite, offering privacy and comfort for parents. With plenty of natural light throughout, the home feels spacious, practical, and inviting.

Outdoors, the 663m² block provides a fantastic space for family life. The established gardens and wide lawn area are perfect for kids and pets, while the covered entertaining area is ideal for gatherings year-round. Side access is an added bonus for those needing room for a boat, caravan, or trailer.

Comfort is assured with ducted heating and cooling, and security screens offer added peace of mind.

Perfectly positioned, you're moments from public transport, Holy Spirit and Gold Creek Primary Schools, the popular Nicholls shops, and just a short drive to Gungahlin Town Centre, Casey Market Town, and the City.

With its family-friendly layout, recent updates and superb position, this home offers exceptional value for both homeowners and investors.

Features:

- Four bedrooms with built-in robes
- Main bedroom with ensuite
- Large lounge and dining area
- Separate family room • Fresh paint + new carpet • Practical kitchen with gas cooking
- Ducted heating and cooling
- Security screens
- Covered alfresco entertaining area
- Spacious backyard with side access
- Close to schools, shops, transport and main roads

Year Built: 1995

Living Area: 189m²;

MORE DETAILS

Property ID	JMGH5W
Property Type	House
House Size	189 m ²
Land Area	663 m ²
EER	3.5

Pauline Jenkins

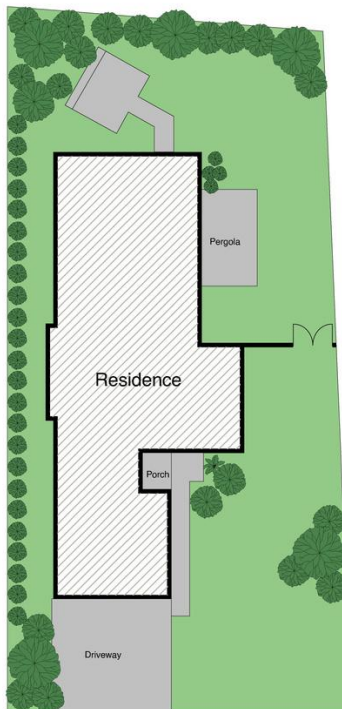
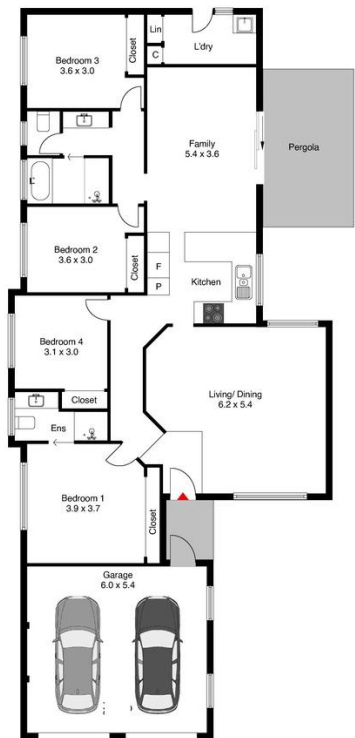
Licensed Agent ACT/NSW | pauline.jenkins@ljhwoodenweston.com.au

LJ Hooker Woden | Weston (02) 6288 8888

23 Briery Street, WESTON CREEK ACT 2611

westoncreek.ljhooker.com.au | reception@ljhwoodenweston.com.au





The floor plan plan 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.

8 Cottam Place, Nicholls