



17/49 Freda Bennett Circuit, Nicholls

Sunlit Inside, Open Outside - A Smart Lifestyle in Nicholls

Tucked away within the established and tightly held Cottonwood Park, this beautifully renovated residence is a home where thoughtful design, modern convenience and timeless style come together effortlessly. Every space has been carefully refined to create an environment that feels warm, sophisticated and ready to be enjoyed from the moment you arrive.

Freshly painted and enhanced with contemporary updates throughout, the interiors are defined by light-filled living spaces and a calming palette that complements any style. At the heart of the home, the beautifully appointed kitchen has been designed to make everyday living effortless, complete with a generous walk-in pantry that provides exceptional storage and preparation space while keeping the main kitchen beautifully streamlined.

Accommodation is equally impressive, with generously proportioned bedrooms that offer peaceful retreats for every member of the household. Plantation shutters throughout add an elegant finishing touch, delivering privacy, comfort and timeless appeal while framing each room with understated sophistication.

3 1 1

FOR SALE

\$735,000+

VIEW

Sat 18th Jul @ 11:45AM - 12:15PM

AGENTS

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AGENCY

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Interested parties must rely solely on their own enquiries.



Sliding seamlessly outdoors, the expansive courtyard creates a true extension of the home. Whether you're hosting family and friends, enjoying a quiet morning coffee in the sunshine or unwinding at the end of the day, this private outdoor sanctuary offers the perfect balance of space, serenity and low-maintenance living. A garden shed adds valuable practicality without compromising the beautifully presented surrounds.

Designed for the future as much as the present, the home also embraces smart, energy-efficient living with a solar system and battery, helping to reduce running costs while providing the comfort and convenience expected of a modern home.

Positioned within one of Nicholls' most desirable enclaves, residents of Cottonwood Park enjoy a peaceful, established setting with easy access to quality schools, local shops, parklands, walking trails and the vibrant Gungahlin Town Centre. Combining premium finishes, intelligent design and an exceptional lifestyle location, this is a home that offers effortless living today while promising enduring appeal for years to come.

Highlights:

- Premium smart home with solar power and battery system
- Freshly painted with stylish modern updates throughout
- Large kitchen with generous walk-in pantry or extra storage
- Spacious bedrooms offering comfort and flexibility
- Elegant plantation shutters throughout
- Expansive private courtyard with pergola, ideal for entertaining and relaxing
- Garden shed providing valuable additional storage
- Set within the highly regarded Cottonwood Park community
- An exceptional low-maintenance lifestyle in one of Nicholls' most desirable locations

Rates: Approx. \$2,200 p.a.

Land Tax (investors only): Approx. \$3,200 p.a.

Strata / Body Corporate: Approx. \$2,100 p.a.

EER: 4.5 Stars

MORE DETAILS

Property ID	371WGCY
Property Type	Townhouse
House Size	110 m2
Land Area	9754 m2
EER	5

Jeff Shortland 0417 483 627

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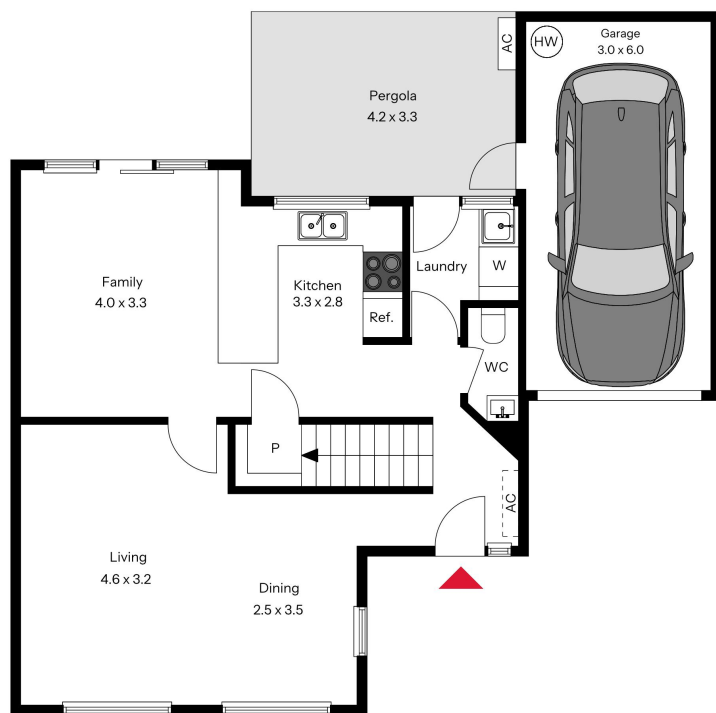
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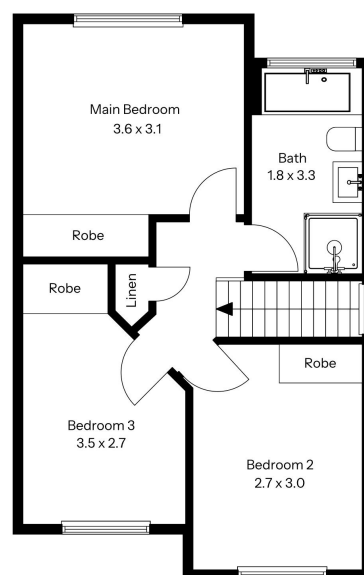
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Ground Floor



Top Floor

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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