







17/49 Freda Bennett Circuit, Nicholls

Beautiful Hampton's-style hideaway in an English country garden.

Tastefully renovated throughout, this stunning home offers low-maintenance living enhanced with a contemporary Hampton's style; there's absolutely nothing to do except move in, relax and enjoy.

The home includes:

- three generous bedrooms,
- combined formal living and dining,
- separate family room,
- updated kitchen with stone bench tops and walk-in pantry,
- renovated bathroom with floor to ceiling tiles,
- separate laundry,
- downstairs powder room,
- single lock up garage with remote,
- courtyard with covered outdoor entertaining area
- solar array and battery
- RCAC
- a low-maintenance cottage garden

At the heart of the home is spacious ergonomic kitchen which includes an electric cooktop, fan forced oven, stone bench tops,

3 1 1

FOR SALE
$719,950+

VIEW
Sat 21st Nov @ 10:00AM - 10:30AM

AGENTS
Jeff Shortland
0417 483 627
jeff.shortland@ljhooker.com.au

AGENCY
LJ Hooker Gungahlin
(02) 6213 3999

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.

plenty of cupboard space as well as a large walk-in pantry.

A combined formal living and dining room provides a warm and cozy space complimented with full-length white plantation shutters, neutral tones and feature wall.

The light-filled family room takes full advantage of the northerly aspect; a great space to enjoy the sun and the courtyard garden.

The paved courtyard blends outdoor-indoor living, a private oasis perfect for breakfasts with the birds or Summer BBQ's.

All three bedrooms are quite spacious, carpeted and include built-in robes. The fully tiled main bathroom is within easy reach, and there's also a downstairs powder room.

Please call Jeff Shortland 0417 483 627 to arrange an inspection.

Conveniently located:
- Bus stop 300m
- Local schools and shops 1.1km
- Gungahlin Market Place 2.5km
- UC 6.8km
- Calvary hospital 8km
- City 13km

Living - 88m²
Garage - 22m²
Total Area - 110m²
Pergola - 10m²

Rates: Approx. $550 p/qtr.
Strata / Body Corporate: Approx. $525 p/qtr
Land Tax (investors only):
EER: 4.5 Stars











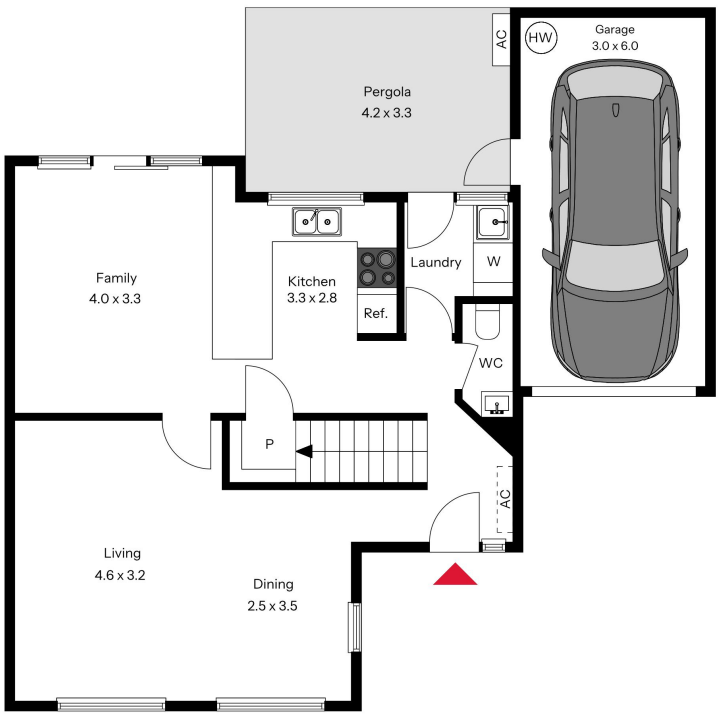
MORE DETAILS

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

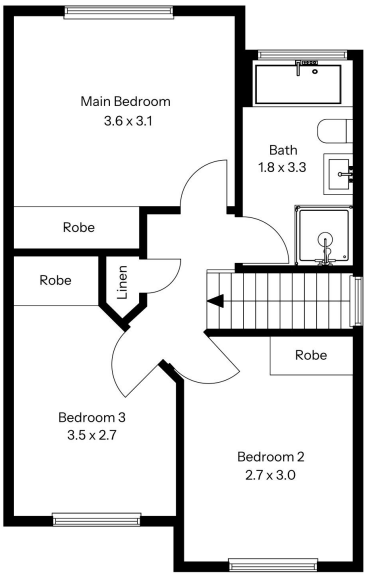
Jeff Shortland 0417 483 627
Licensed Agent | jeff.shortland@ljhooker.com.au

LJ Hooker Gungahlin (02) 6213 3999
Suite 2C, Level 1, Gungahlin Village, 46-50 Hibberson Street,
GUNGAHLIN ACT 2912
gungahlin.ljhooker.com.au | gungahlin@ljhooker.com.au

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.



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.

17/49 Freda Bennett Circuit, Nicholls

LJ Hooker

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