







4/25 Temperley Street, Nicholls

A Beautiful Golf Course Lifestyle in a Private Community Setting

Set within an exclusive golf course estate, this spacious standalone home offers an enviable combination of relaxed living, privacy and effortless lifestyle appeal.

Positioned on a generous 300sqm block with approximately 168sqm of living space, the home provides plenty of room to enjoy everyday life in comfort. The thoughtfully designed, easy-care garden is a particular highlight, with mature established plants creating a beautiful setting that truly comes alive when everything is in bloom.

The home is part of a non-invasive strata arrangement, providing the benefits of a managed community while retaining the privacy and independence of a standalone residence.

- A Lifestyle You'll Love -

Step outside and enjoy the best of an established golf course community. With the golf course within easy walking distance, you can embrace leisurely afternoons on the fairways or simply enjoy the peaceful surroundings of this sought-after estate.

The neighbourhood has a wonderful established feel, with mature

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FOR SALE
$890,000

VIEW
Sat 7th Nov @ 10:00AM - 10:30AM

AGENTS

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Interested parties must rely solely on their own enquiries.

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gardens, friendly neighbours and a strong sense of community. With the majority of residents being homeowners, there is a genuine feeling of pride and belonging throughout the area.

Convenience is equally well catered for, with a nearby bus stop and local shops, together with easy access to everyday amenities.

Property Highlights & lifestyle features:
- Spacious 3-bedroom home
- Approximately 168sqm of living space
- Generous 300sqm block
- Standalone residence
- Non-invasive strata management
- Beautiful established, easy-care garden
- Mature planting and seasonal blooms
- Peaceful and private golf course estate
- Golf course within walking distance
- Established, friendly homeowner community
- Convenient access to bus services and local shops
- Easy access to surrounding amenities
- One-way-in, one-way-out estate providing a defined, safe and private community setting
- Enclosed yard making the home child and pet friendly
- Short walk to shops, schools, playgrounds.
- Nearby Indoor play centre and 3min drive to Gold Creek cafes, shops and multiple children's attractions.

- Rates $3,361p.a.
- Body Corp fee $4,705 p.a. (mostly insurance for common ground maintenance)
- Land tax $6,772 p.a. (investors only)

A home where space, established beauty and lifestyle come together.

For those seeking more than simply a house, this is an opportunity to become part of a welcoming community and enjoy the pleasures of golf course living in a beautifully established setting.

Disclaimer:
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MORE DETAILS

Property ID	HP13SF8H
Property Type	Townhouse
House Size	168 m2
Land Area	300 m2
EER	5.5

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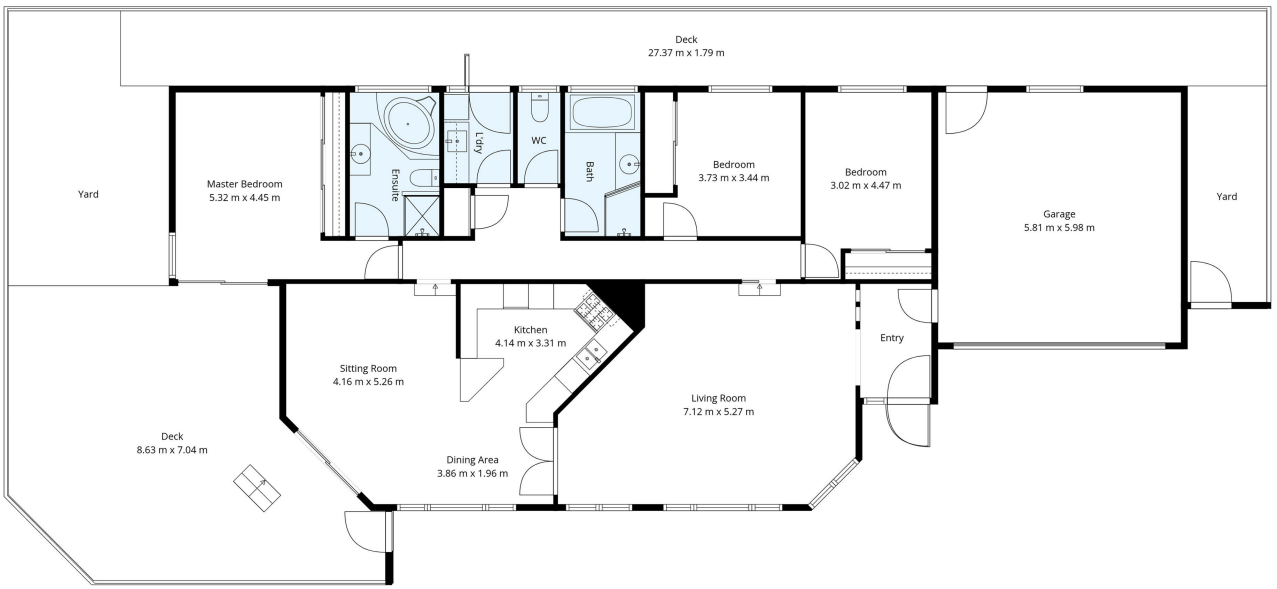








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Disclaimer: Plans are indicative only and should be checked by the prospective purchaser.
Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate.
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