



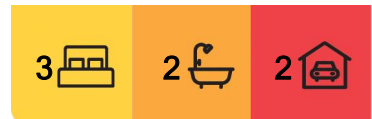
Nicholls, 7/8 Biddell Place

Low Maintenance Living in a Boutique Complex

Set in a lovely quiet cul de sac, this well maintained double storey townhouse is perfectly positioned and could be just what you've been waiting for. Located in a boutique complex of only nine homes, 7/8 Biddell Place is ideal if you are a downsizer or if you are simply looking for a spacious, easy care home to call your own.

The generous design includes a separate lounge and dining room, plus a meals area off the kitchen. Additionally, the plan is flowing and light filled, incorporating two separate living areas.

Set among leafy established gardens, with a great entertaining deck, the grounds are easy care, yet there is plenty of space for children and pets to enjoy. Backing parkland and within easy reach of quality schools and local shopping, and with Gungahlin Town Centre a short distance away, the position couldn't be better.



For Sale
By Negotiation

View
ljhooker.com.au/358RGCY

Contact
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0499 044 028
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EER ★★★★★



Disclaimer: 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 Gungahlin
(02) 6213 3999

Be quick to inspect!

- Two storey spacious design, backing parkland
- Two generous living spaces
- Separate lounge and dining rooms plus a meals area off the kitchen
- Three good sized bedrooms, two with built in wardrobes, the main with walk in robe
- Ducted gas heating upstairs
- Near new carpets
- Lovely secure established back garden
- Outdoor deck ideal for entertaining
- Excellent quiet cul de sac position
- Great location near to local shops, quality schools, Gungahlin Pond and the Town Centre

NOTE: Some images have been virtually styled.

Quick Stats:

Internal living size: 137sqm approx.

Rates: \$3,437.12pa approx.

Land tax (only if rented): \$2,130pa approx.

Body Corp: \$693pq approx.

Year built: 1998

EER: 6.0 stars

More About this Property

Property ID	358RGCY
Property Type	Townhouse
House Size	137 m2
EER	6
Including	Air Conditioning Ducted Heating Ensuite Double Garage Lounge Room Gas Hotwater Gas Cooktop Electric Oven

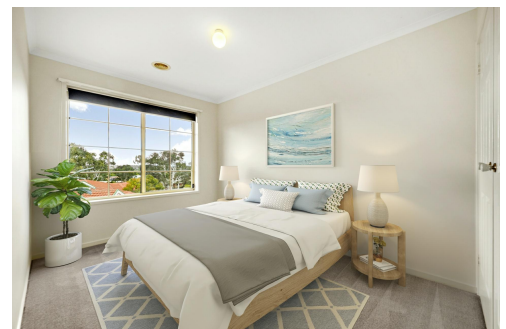
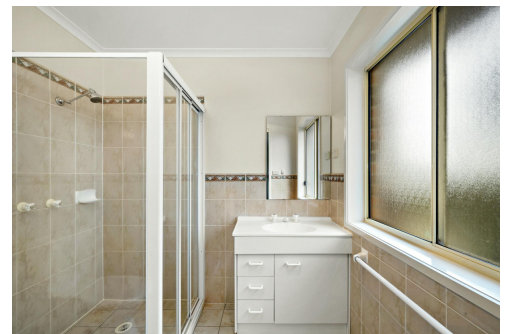
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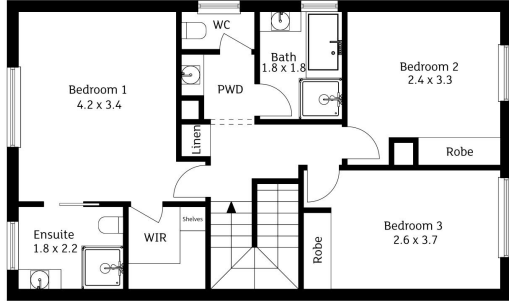
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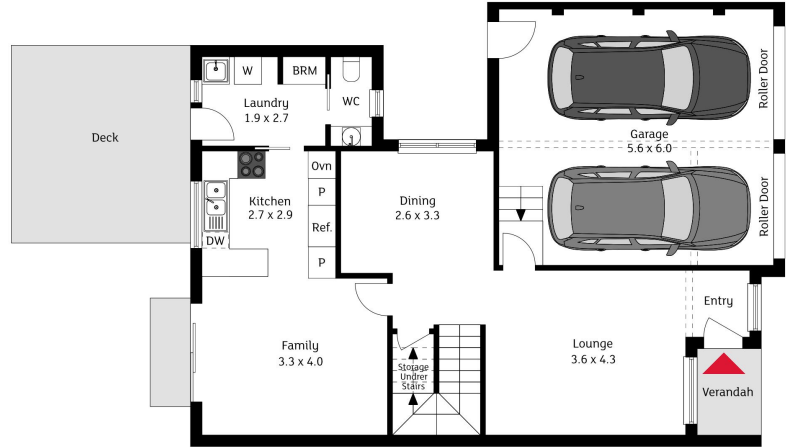


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First Floor



Ground 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.

7/8 Biddell Place, Nicholls

Produced by DIAKRIT