



7/81 Kelleway Avenue, Nicholls

3  2  2 

This Could Be The Single Level, Freestanding Townhouse With Golf Course Frontage You've Been Looking For!

FOR SALE
AUCTION

AGENTS

Andrew Browne
0403 169 259
andrew.browne@ljhdickson.com.au

AGENCY

LJ Hooker Dickson
(02) 6257 2111

Single level freestanding townhouses are a rare commodity in the Canberra market and to find one that's had every update you're ever likely to need AND has golf course and water views is rarer still!

Welcome to townhouse number 7 which is nestled privately in a quiet corner of the Santa Fe complex. Here you will find so much more than three large bedrooms with ensuite, two segregated living areas and 190 plus square metres under roof - it's a home ready-made for you to move straight into and enjoy the lifestyle on offer from day one.

Thoughtfully updated with features you won't find in most homes, this property offers a Tesla Powerwall 2 Battery and 10KW Solar array with Enphase Micro-inverter for maximum solar self consumption and reliable backup, 14KW Mitsubishi Heavy Industries ducted reverse cycle air-conditioning with 5 zones, solar compatible Sanden Eco Plus 300L Heat Pump, and EV Wall Charger.

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.



You'll appreciate the sustainability and efficiency features such as downlights, ceiling fans, skylights, induction cooking, pyrolytic oven and block out curtains with pelmets and sheers.

You'll enjoy the comfort of renovated bathrooms, fresh paint throughout, full courtyard landscaping with Travertine tiles, and Corten steel laser cut screening for privacy.

Santa Fe is a tightly held, boutique complex of fourteen townhouses with the majority being owner occupied and sits opposite the Nicholls Village with a choice of restaurants, café, take away, beauty salon and IGA. You are also only minutes away from four schools, and a few minutes drive from Federation Square.

Imagine yourself sitting under the pergola with a good book, listening to the birdlife on the pond, the privacy of no houses behind you, and no one to disturb your peace.

If this sounds like your dream home, I invite you to come along to the next open inspection, or call me, Andrew on 0403 169 259 to arrange your private viewing.

Features:

Single level, freestanding townhouse
Privately positioned with lovely pond and golf course views
Spacious kitchen with breakfast bar, induction cooktop, pyrolytic oven, dishwasher
Large master bedroom with built-in robes and ensuite
Remaining bedrooms all with built-in robes
Upgraded bathrooms with new vanities, tapware, towel rails, frameless shower screens, rainwater shower heads and rimless toilets
Blockout curtains with pelmets and sheers
Double car garage with internal access and ample storage space
Mitsubishi Heavy Industries 14KW reverse cycle ducted & zoned air conditioner
Downlights
Ceiling Fans
Three skylights
Sanden Eco Plus 300L Heat Pump
Tesla Powerwall 2 Battery
10KW Solar array (24 panels) with Enphase Micro-inverter
Landscaped courtyard with 53m² of Travertine tiles, new drainage
Corten steel laser cut screening
New paint inside and out
EER5

EER 

MORE DETAILS

Property ID	1HKN4EF92
Property Type	Townhouse
House Size	198 m ²
Land Area	373 m ²
EER	5

Andrew Browne 0403 169 259

Licensed Agent | andrew.browne@ljhdickson.com.au

LJ Hooker Dickson (02) 6257 2111

36 Woolley Street, DICKSON ACT 2602
dickson.ljhooker.com.au | info@ljhdickson.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.