







23 Nicholson Crescent, Turner

Considered Design, Exceptional Living

A statement in contemporary design, effortless sophistication and family versatility, this exceptional Turner residence brings together the charm of its 1940s origins with considered renovation, generous proportions and a distinctive architectural sensibility.

Located at in a quiet cul de sac opposite ANU and less than 10 minutes' walk to the city and the botanical gardens.

Beautifully renovated and thoughtfully extended, the four-bedroom home celebrates its heritage through a refined interplay of original character and contemporary design, complemented by an abundance of natural light and expansive interiors.

Hybrid flooring establishes a sophisticated foundation, while double-glazed windows enhance comfort and tranquility. Generous open-plan living and dining areas create a wonderful sense of space and flow, centered around a substantial, well-appointed kitchen designed for everyday living and effortless entertaining. A separate rumpus room provides additional flexibility for families, offering space to relax, retreat or gather.

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AUCTION
Sat 14th Nov @ 2:30PM

VIEW
Sat 7th Nov @ 11:30AM - 12:00PM

AGENTS

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Interested parties must rely solely on their own enquiries.

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The accommodation is equally considered, with four well-proportioned bedrooms, each featuring built-in robes. The expansive master suite is further elevated by a walk-in robe and private ensuite, creating a peaceful retreat within the home. Modern bathrooms complete the interiors with sleek finishes and clean, contemporary detailing, while ducted reverse-cycle heating and cooling ensures year-round comfort.

Complementing the main residence, a striking one-bedroom self-contained apartment introduces an entirely different aesthetic. Industrial in character and contemporary in execution, this independent space offers exceptional versatility for extended family, guests, professional use and ideal to rent out and generate additional income.

Polished concrete floors and exposed black steel beams establish an industrial foundation, complemented by a stainless-steel kitchen with appliances and the convenience of both internal and external access. In-slab heating and a wall-mounted split-system air conditioner provide comfort throughout the seasons, while a separate gym room adds another dimension to this adaptable space.

Outdoor living is equally impressive. An expansive deck extending around the home creates a seamless connection between indoors and out, offering inviting spaces for entertaining, dining and unwinding throughout the year. Established landscaped gardens provide a beautiful green backdrop, complemented by water tanks for garden use, an outdoor shower and a basketball hoop that bring both practicality and personality to the outdoor setting.

Further enhancing the property is a double garage with drive-through access to the studio, alongside solar panels and an electric vehicle charger.

The Main Residence
- Beautifully renovated and extended four-bedroom home retaining its 1940s character
- Generous open-plan living and dining areas
- Substantial, well-appointed kitchen
- Separate rumpus room offering additional living flexibility
- Four bedrooms, all with built-in robes
- Master suite with walk-in robe and private ensuite
- Modern bathrooms with sleek contemporary finishes
- Hybrid flooring throughout
- Double-glazed windows for enhanced comfort and insulation
- Ducted reverse-cycle heating and cooling

The Apartment
- Contemporary one-bedroom self-contained apartment with distinctive industrial character
- Internal and external access
- Stainless-steel kitchen with appliances
- Polished concrete flooring
- slab heating and wall-mounted split-system air conditioning
- Separate gym room or workshop
- Ideal for extended family, guests, creative pursuits or rent out for additional income

Outdoor Living and Additional Features
- Expansive wraparound deck for entertaining and outdoor relaxation
- Established landscaped gardens
- Automated watering system for the lawns and garden
- Water tanks for garden use
- Outdoor shower and basketball hoop
- Double garage with drive-through access to the studio
- Solar panels

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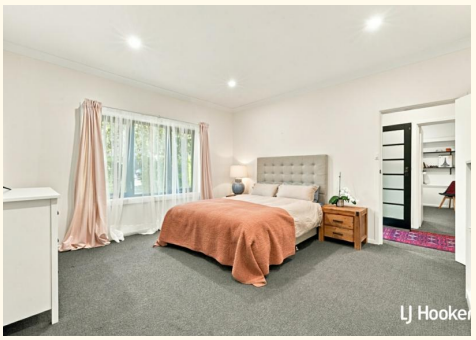
- Electric vehicle charger
- Walking distance to Northbourne Ave, ANU, CSIRO, Botanical gardens

Land Size: 1,177sqm
Property Size: 376sqm | Main Living: 220sqm | Apartment Living: 101sqm | Garage: 55sqm Approx.
EER: 3.5
Rates: $8,739 p.a.
Land Tax: $18,410 p.a. (investors only)
Unimproved Land Value: $1,500,000

Disclaimer:
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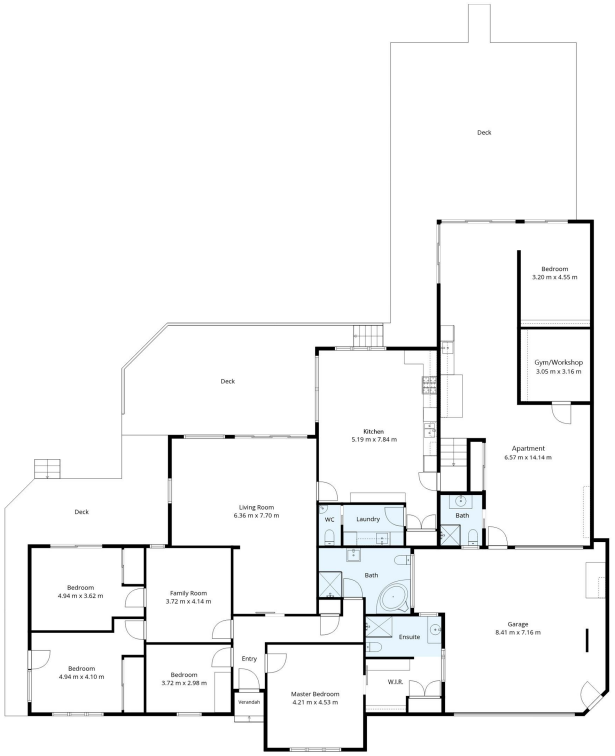
MORE DETAILS

Property ID	HP19UF8H
Property Type	House
House Size	376 m2
Land Area	1177 m2
EER	3.5

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