



4 Freda Bennett Circuit Nicholls, ACT



Charming separately titled home

Impeccably maintained, this 3 bedroom separately titled house has you feeling like home as soon as you walk through the front door. A fantastic offering to the market, the residence is parcelled on a private and versatile block with a playground right at your back doorstep. Each charm-filled room provides you with a blank canvas to create your own touch and character, still enjoying high quality finishings and an abundance of natural light. Located just moments to Gold Creek School, Holy Spirit Primary, John Paul College and local shops and amenities.

Features Overview:

- Single level floorplan, free standing separate title home
- Minutes stroll to shops, playgrounds, ponds, bus stops and schools
- NBN connected with FTTP
- Age: 28 years (built in 1994)
- EER (Energy Efficiency Rating): 4.0 Stars

Inside:

- Light-filled living spaces

Price: \$650,000



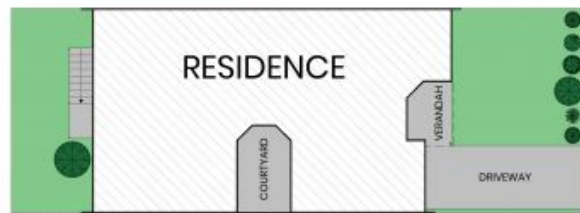
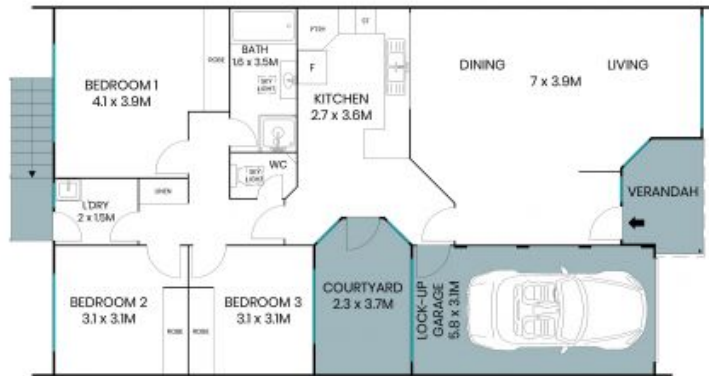
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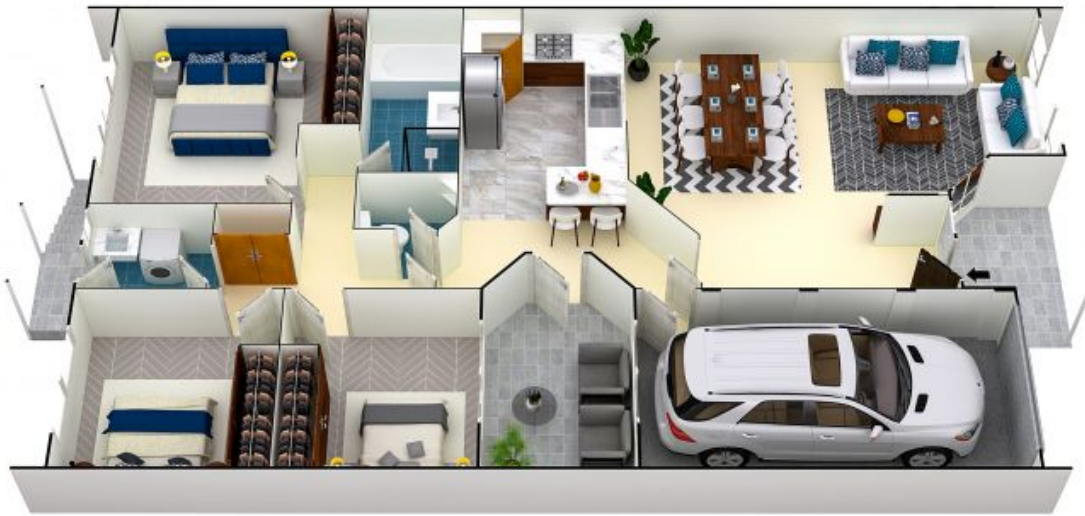
Site Plan



The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.

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Nicholls



The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.