



7/87 Kelleway Avenue Nicholls, ACT

3 2 2

### Boutique development

Welcome to this charming home in Nicholls, thoughtfully designed for modern family living. As you enter, you are greeted by a bright and inviting front living and dining area, filled with natural light that creates a warm and welcoming atmosphere. The spacious master bedroom is a true retreat, featuring a built-in robe, ensuite, and a private balcony where you can unwind and enjoy the fresh air. The additional bedrooms, all with built-in robes, offer plenty of storage and space for the entire family.

The main bathroom, complete with a spa and separate toilet, provides a luxurious touch, ideal for relaxing after a long day. The north facing family room, which opens onto the backyard through sliding doors, is perfect for seamless indoor-outdoor living. The kitchen is designed for both style and functionality, making meal preparation a delight.

- ...
- Features Overview:...
- Double level floorplan
  - NBN connected with FTTP
- ...

**Inspect:** Wednesday, 18th September 2024 4:00 - 4:30

**Price:** \$849,000+



**Jess Smith**

0410 125 475



Ground Floor

Upper Floor



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.



Ground Floor



Upper Floor



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.