9 GORDON CLOSE, NICHOLLS, ACT, 2913









SOLD

A FAMILY HOME MADE FOR GET TOGETHERS

** This property will be auctioned at 1.30pm Sat 18 April unless sold prior **

If you've ever walked into a home and thought "finally, someone made things the right size!" - this is it.

From the moment you arrive, the entry sets the tone, with double doors opening into a welcoming foyer that naturally branches off to the bedrooms, the family room, or the central living and kitchen space. It's a layout that just makes sense. The kitchen has room for more than one cook (perhaps a few enthusiastic helpers on a footstool!), surrounded by a sunlit living area you can easily picture filled with friends and laughter. Both living spaces flow straight out to the covered entertaining area, where you will see yourself enjoying long brunches with family, relaxed evenings with friends, and finishing the day with a soak in the spa. And when you're ready to retire from it all, the main bedroom is king-sized, with its own pretty little courtyard topping it off.

Set in a quiet cul-de-sac in Nicholls' well-regarded Harcourt Hill pocket, known for its larger homes, quieter streets and a more premium feel. It's the kind of neighbourhood where people help each other, neighbours stay on long after the kids have left home, and day-to-day life is convenient. You're just minutes to Gold Creek for coffee or dinner, Casey Market Town for the essentials, and well positioned for a range of local schools. Close to everything, whilst not feeling like your neighbours are on top of you.

Feature Highlights:
• Large Tiled Living Room
• Generous Kitchen w/ Island Bench, Gas Cooktop, Bosch Dishwasher
• Separate Family Room
• Ducted Heating & Cooling
• Spacious Main Bedroom w/ WIR, Ensuite & Courtyard
• Built-In Robes & Ceiling Fans to Bedrooms 2,3,4
• Freshly Painted Throughout
• Covered Entertaining Area w/ Spa
• Open Grassed Area for Trampoline/Swingset
• Double Garage w/ Auto Door & Internal Access
• Solar Panels

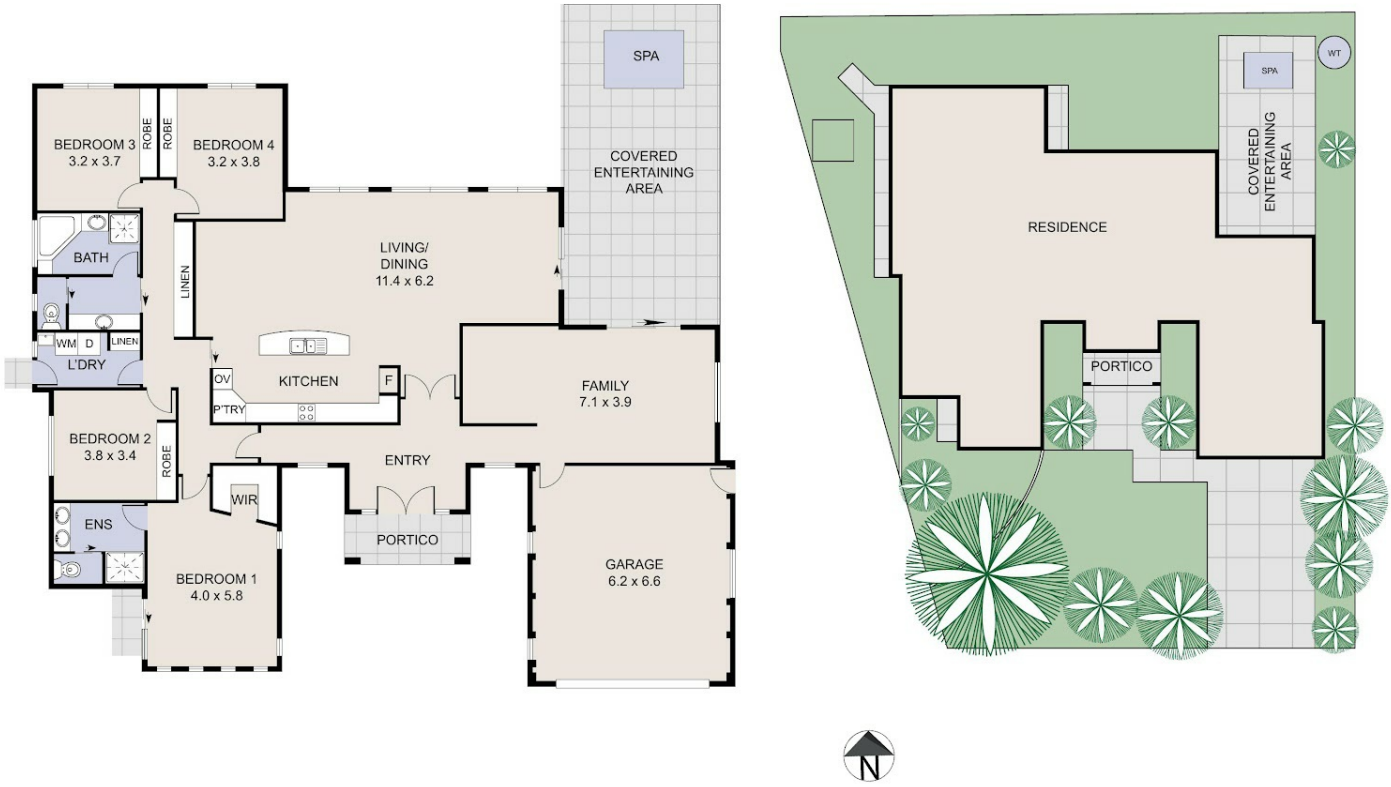
4 BED | 2 BATH | 2 CAR

PRICE:
$1,325,000

OPEN FOR INSPECTION:
N/A



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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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