

**12 Shingleback Street, Throsby, ACT 2914**

**House For Sale**

Thursday, 15 February 2024



**12 Shingleback Street, Throsby, ACT 2914**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 440 m2**

**Type: House**



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## AUCTION

Step into luxury living with this award-winning home nestled in the prestigious Throsby neighbourhood. Boasting 3 bedrooms, 2 bathrooms, and a spacious 2-car garage, this architect-designed masterpiece sets a new benchmark for excellence. From the moment you approach, it's evident that this home transcends the ordinary. Its discreet positioning back from the street highlights its superior quality and refined elegance. Inside, prepare to be captivated by the impeccable craftsmanship and innovative design features. The interior showcases a blend of sophistication and sustainability, with highlights including a stunning recycled timber spotted gum island bench and on-site-dressed recycled blackbutt vanity tops. The burnished concrete floor adds an industrial chic vibe while maintaining a sense of warmth and comfort. The seamless flow from the kitchen/ living out through to the covered alfresco makes the home an entertainers delight. Externally, the custom ash hardwood cladding seamlessly integrates with metal and brick elements, effortlessly complementing the natural landscape. This home not only meets but exceeds expectations, standing out as a beacon of quality and precision amidst its peers. \* HIA award winning home 2023\* Elevated ceilings throughout living/kitchen and master bedroom\* 3 bedrooms all with built in robes and the segregated master bedroom features a private ensuite and access to the landscaped backyard\* Double glazing throughout\* Solar passive design \* MBA Finalist 2023\* Featured concrete flooring, with zoned in slab heating \* Spotted gum feature island bench top\* Joey Park playground 2 minutes away \* Views out to Sammy's Hill \* Moments to Mulligans Flat Woodland Sanctuary Land Size: 440sqm Living Size: 123sqm EER: 5.5 Rates: \$3,415pa (approx.) Land Tax: \$5,919pa (approx. if rented out) UCV: \$610,000 (2023) Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.