

**123 Bettong Avenue, Throsby, ACT 2914**

**Sold House**

Thursday, 10 August 2023

**Canberry.**

*Live Where You Love*

123 Bettong Avenue, Throsby, ACT 2914

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Shan Gao

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## Contact agent

What the Owners Loved: Living in a well orientated home allowing Northerly sun to flood all living spaces in winter and cool breezes in summer. What You'll Love: Easy care living in the heart of Throsby, oval at your doorstep and short walk to Throsby school, Joey Park Playground, Nature Reserve, walking trails and public transport. Presented with unrivalled quality, design and style, this meticulously planned property is one of a kind. A dream home offering a dream lifestyle, here's where luxury meets quality, meets design. The complete package, be sure to inspect to see what the best feels like. A wonderful opportunity has arisen to purchase this four bedroom, three bathroom residence in the highly sought after suburb of Throsby. The single level, executive home has been designed to suit all the family's needs and includes the modern fixtures, fittings and contemporary styling you would expect from a residence that slips easily into the 'dream home' category. Built opposite to the oval, the home offers two living areas, with the formal lounge room at the front of the home peacefully separated from the family living areas. The kitchen is a work of art in its own right. With a large walk-in pantry, the kitchen features all the very latest in quality fixtures, fittings, and appliances. From the stone benchtops to the push-to open cupboards to the top of the range 900mm SMEG appliances and so much more. The kitchen overlooks the expansive open plan living area. Awash with natural light flooding through the double-glazed windows and glass doors, and integrating effortlessly with the outdoor entertaining areas, here's where family and friends gather. Designed with functionality in mind and an emphasis on entertaining, there's plenty of room for a 10-seater dining table, room for the kids to run in and out and play, and the cook to chat with friends sitting at the island bench as the food is prepared. Planned to optimise family gatherings, entertaining friends and celebrating the good times with style and sophistication, this area more than fulfils its design brief. The large light-filled master bedroom features a walk-in wardrobe and ensuite while the other generously sized bedrooms all have built-in wardrobes. The main bathroom, offering a shower and bath, is conveniently positioned in between them. The fourth bedroom features ensuite which is perfect for guest or extended family accommodation. A dream family home, the residence is further enhanced by the spacious backyard and alfresco entertainment areas. The back yard has a mixture of grass and hard surfaces to allow for children's playtime or entertaining guests. There's plenty of storage throughout the home, the ducted reverse cycle heating and cooling has 3-area zoning and the double garage, with auto-opening door completes the picture. A home is where you live. This special home has been designed as a lifestyle embrace, ready for you and your family to create your best memories. Be sure to inspect. At a glance... -Orientated with North down the long axis of the home - Newly built home, 3 years young and still under the builders structural warranty - Clean design lines and 2.7m high ceilings, square set cornicing throughout - Laminate flooring throughout - Formal living, separated at the front of the home - Spacious light-filled open plan living and dining area - Kitchen designed with the functionality and convenience in mind - Beautiful stone bench tops and breakfast bar - Soft close drawers and cupboards, plumbing connected for fridge - Spacious light-filled master bedroom features oversized walk-in robe, ensuite with double vanities - Two spacious bedrooms with built-in robes and serviced by the main bathroom with a bathtub, shower, and separate toilet - Fourth bedroom with built-in robe and serviced by an additional ensuite - Ceiling fans in all bedrooms - In-wall cistern toilets - Large outdoor alfresco entertaining area - Low maintenance courtyard - Ducted reverse cycle heating and cooling with 3 zones - Built in shelf in the double garage

Love the Location... - Oval at your door step - Within 3 minutes' walk to Throsby School - Within 5 minutes' walk to Nature Reserve - Within 7 minutes' walk to Joey Park Playground - Within 5 minutes' drive to Gungahlin town centre - Within 6 minutes' drive to Amaroo shops - Within 7 minutes' drive to Burgmann Anglican School

Property information... Land Size : 420 m2 (approx.) Living : 190.4m2 (approx.) Garage : 38.2m2 (approx.) Alfresco : 14.9m2 (approx.) Porch : 3.1m2 (approx.) Total Built: 246.6m2 (approx.) EER: 6.0 Built in 2020 Rates: \$745 p.q. (approx.) Land Tax: \$1,167 p.q. (approx.)

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