

**13 Throsby Crescent, Narrabundah, ACT 2604**



**Sold House**

Friday, 29 September 2023

13 Throsby Crescent, Narrabundah, ACT 2604

**Bedrooms: 5**

**Bathrooms: 4**

**Parkings: 3**

**Area: 1120 m2**

**Type: House**



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## Contact agent

What you see: Architectural living materialised in this modern single level design. With entertaining and family living at the core of the design intent, this home emphasises the importance of form and function for the modern family. Offering a turnkey opportunity and Inner South lifestyle second to none, in this tightly held section of the suburb. What we see: Architecturally tuned to the modern lifestyle. Viewings by appointment. See more: Single storey, architecturally designed residence by Tomi Milin Northerly appointed open plan living and dining flooded with natural light Chef's kitchen with waterfall stone benchtop, custom joinery and butler's pantry Miele stainless steel appliances include dishwasher, oven and gas cooktop Master bedroom with dressing room, gas fireplace and ensuite with dual vanities and bath Three additional spacious bedrooms with built-in robes Formal and informal living spaces with expansive floor to ceiling windows and flexible floorplan Living with gas fireplace Four high end bathrooms with an additional powder room Art gallery Home gym/Pool house with direct access to outdoor garden and pool Polished concrete flooring and premium carpet Ducted and zoned reverse cycle heating and cooling Integrated indoor/outdoor living and alfresco Inground magnesium pool with solar heating Double glazed windows Fully landscaped and reticulated gardens Triple car garage and storage space Within 2 minutes' drive to Narrabundah College Within 3 minutes' drive to Narrabundah Playing Fields Within 4 minutes' drive to Manuka CBD Within 5 minutes' drive to Canberra Grammar School Within 7 minutes' drive to Canberra Girls Grammar School Within 12 minutes' drive to Canberra CBD Total living: 373m<sup>2</sup> Garage & Storage: 72m<sup>2</sup> EER: 5.0 Block size: 1120m<sup>2</sup> Built: 2022 Rates: \$5,824 p.a Land tax: \$10,987 p.a