

# 175 Bettong Avenue, Throsby, ACT 2914

## House For Sale

Friday, 3 May 2024



175 Bettong Avenue, Throsby, ACT 2914

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## By Negotiation

New Door Properties presents this contemporary single-story residence at 175 Bettong Ave, Throsby built on a 405m<sup>2</sup> approx. parcel of land, which offers an idyllic blend of modern design and effortless functionality. Stepping inside reveals an expansive open-plan living area bathed in natural light. Gleaming floor tiles in the family living area create a cohesive flow and a sense of modern sophistication. The heart of the home is the gourmet kitchen, boasting sleek stainless-steel appliances and stunning 20mm stone bench top, perfect for culinary adventures and entertaining. All bedrooms are generous sized and carpet to floor, provide a haven for relaxation. Two modern bathrooms, adorned with floor-to-ceiling tiles and contemporary wall-hung vanities, epitomize convenience. for creating your dream outdoor space. Short walk to Throsby Primary School, parks, and all the amenities needed for a comfortable lifestyle. This immaculate single-story masterpiece is your chance to secure a haven designed for effortless living. A property like this doesn't come along every day and must be seen to be truly appreciated. Don't miss out on this one. To know more, call us at Yash at 0406 551 043 or Abhi at 0404 525 998

**Property Features:**

- Family home with open-plan living space
- Magnificent kitchen with 20mm stone benchtop
- Stain Steel kitchen appliances
- Bosch 900mm gas cooktop
- Bosch 900mm ducted rangehood
- Bosch 600mm oven
- Bosch 600mm dishwasher
- Tiled backsplash for ease of cleaning
- Spacious master bedroom with built walk-in wardrobe
- Ensuite with floor-to-ceiling tiles & wall hung vanity
- Other bedrooms with built-in robes
- The main bathroom with a bathtub, wall-hung vanity, and floor-to-ceiling tiles
- Large covered pergola
- Spacious laundry with storage
- Double lock up car garage with automatic roller doors
- Internal/external access from the garage
- Video intercom doorbell
- Tiled flooring in family living & carpet to floor
- Ducted heating and cooling
- Concrete all around the house
- Easy maintenance of front and back yard
- Continuous gas hot water
- Year built: 2019
- EER: 5.5 stars
- House size: 205.84m<sup>2</sup> (approx.)
- Block size: 405.00m<sup>2</sup> (approx.)
- Rental Estimate: \$790 per week - \$800 per week

**Location:**

- Walking distance to Joey Park Throsby playground
- Short walk to Mulligans Flat Nature Reserve
- Short walk to Throsby School & childcare
- Short drive to Gungahlin town center approx 7 minutes
- Short drive to Amaroo shops approx 8 minutes

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