

18 Galaxias Street, Throsby, ACT 2914



Sold House

Thursday, 12 October 2023

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Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



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\$870,000

Immaculately presented, this owner occupied, single level, free-standing and fully separate title home is the perfect piece of Suburbia. At 5 years old, its modern fit out and inclusions will appeal to downsizers and families alike while also providing a strong rental return and capital growth for investors. Three bedroom homes in Throsby are very tightly held at the moment and this abode is one to put at the top of your viewing list, you will not be disappointed. The main bedroom is positioned at the rear of the home for peace and privacy and looks out to the fully enclosed rear yard where you will discover a gym. None of the bedrooms share a wall with each other and the upmarket kitchen is a delight to cook in for yourself or to show off in when entertaining as it opens out to the open plan living areas to allow easy interaction when guests arrive. There is even a specialised study nook with built in desk for those work from home days or for the kids to do their homework while you oversee their creative efforts. Positioned in a quiet street with little through traffic this abode is located just 200m to the Throsby primary school and Throsby Joey park, the suburb itself is nestled between 2 nature reserves offering the perfect place to hike, exercise the dog or ride a bike all year round. In addition, the ACT government has committed 20 million to develop a football Facility to the North of the suburb off Bettong Av including multiple outdoor football fields and indoor futsal courts. Make sure to watch our detailed, uncut, walk through video prior to your inspection (and after), it's our 24/7 salesperson for you to get an excellent feel for the features and benefits of this home inside and out. It's the most informative property video you will watch during your property search, but don't just take our word for it...To get a copy of the digital brochure containing an explanation of our friendly sales campaign and the full contract, please send us an email from any of the web portals and note your full name and mobile number and it will be automatically sent to you.

Features Overview:

- Freestanding (no shared walls), separate title property (no strata levies)
- Single level floorplan
- Modern, 5-year-old property with extra-high level of inclusions throughout
- Double glazed windows and doors throughout
- 200m to the local Throsby school
- Owner occupied so vacant possession on offer
- Flexible settlement options available if you have another property you want, or need, to sell, or to give more time to secure financing

The numbers (approx):

- Living area: 116m²
- Garage size: 33m²
- Timber deck/entertaining area: 19m²
- Block size: 250m²
- Energy rating: 6 stars (out of 6 stars)
- Age of home: 5 years (built December 2018)
- General Rates: \$2,357 p.a.
- Water & sewerage rates: \$704 p.a.
- Land tax (investors only): \$3,532 p.a.
- Conservative rental estimate (unfurnished): \$720/wk

Inside:

- Ducted reverse cycle air conditioning (heating and cooling)
- LED downlighting throughout
- NBN connection for high-speed internet (FTTP)
- Dual roller blinds throughout
- Crimsafe security front door screen
- Timber-look, lino flooring throughout hall and living areas, carpets in bedrooms
- Modern kitchen with 40mm thick stone benchtop, SMEG appliances include 900mm 5-burner electric cooktop and electric under bench oven, externally ducted integrated rangehood, under bench dishwasher, microwave cavity, lots of storage cupboards and draws, large fridge cavity, black
- 2 bowl sink
- Open plan living areas with skylight and built in study desk in corner
- Large main bedroom at rear of home, segregated and not sharing any walls with other bedrooms, it has a walk-in robe with adjustable shelving and hanging space plus an ensuite with oversized shower with wall recess, custom vanity with storage under, toilet, full height tiling, 2 heat lamps, external ventilation
- Bedrooms 2 and 3 both have custom built in robes and share the main bathroom
- Main bathroom has corner shower with wall recess, bath, full height tiling, 4 heat lamps, floating vanity with storage under and the toilet is located next door in its own room
- Linen cupboard in living area
- Laundry has tub, stone benchtop with space for washing machine and dryer under, overhead cupboards and additional built in storage space

Outside:

- Internal access from garage to house, remote controlled entry door, fluorescent lighting and storage shelving
- Timber decking (half covered) entertaining area off family room with ceiling fan and lighting
- Rainwater tank
- Rinnai, infinity, instantaneous and continuous gas hot water system
- Colorbond fencing
- Clothesline
- Small patch of grass in front yard and rear yard
- Store shed
- Herb garden
- Room in the driveway for another 3 vehicles off the road

Construction info:

- Concrete slab flooring
- Brick veneer and cladding external walls with R2.0 insulation
- Timber truss roof framing with R5.0 insulation and anticon roof blanket
- Colorbond roofing
- Colorbond fascia's and gutters
- Aluminium window frames and double glazed windows

To help buyers, we offer the following as part of our Friendly Auction System:

- Guide price updated throughout the campaign
- A digital brochure with everything to consider a purchase, including the full contract (request this via email from any of the web portals)
- We refer a solicitor who can review the contract prior to auction for FREE
- Same solicitor can provide a FREE Section 17 Certificate to waive your cooling off if you want to submit a pre-auction offer
- Personalised bidding strategy meeting with the auctioneer prior to auction to establish bidding tactics and discuss the auction process
- Free valuations on any properties you own to help

establish your correct equity base