

**19 Cricket Street, Throsby, ACT 2914**

**Sold House**

Friday, 1 September 2023

**Canberry.**

*Live Where You Love*

19 Cricket Street, Throsby, ACT 2914

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 250 m2**

**Type: House**



Shan Gao

0457038888



Curtis Dong

0449889665

**\$870,000**

Don't miss your chance to secure this, spacious, and stylish free standing four-bedroom, two bathrooms and double car garage family entertainer. Easy access to a selection of amenities, fantastic location, and quality fixtures and finishes throughout making it ideal for first home buyers, young families, down sizers and savvy investors looking to make great returns. Designed with practicality and easy-care living in mind, this comfortable home offers beautiful modern finishes throughout. The light-filled master bedroom comes complete with a walk-in wardrobe and large ensuite, making a wonderful parent's retreat. The other generously sized bedrooms all have built-in wardrobes. The main bathroom, offering a vanity, bathtub, and sizeable shower complete with high end fixtures, is conveniently positioned in between them. The kitchen is designed to please and features a double sink and ample storage. There are stone benchtops and breakfast bar, a Bosch gas cook top, electric oven and quality appliances. You can cook and look out from anywhere in this kitchen. Awash with light and with easy indoor/outdoor interaction, the open-plan living, dining and kitchen area is a welcoming family space. With back yard access from the living and dining areas, the kids can run in and around the home while the adults can relax with a barbecue on the outdoor entertainment area. Outside, the outdoor entertaining area leads to an easy-care back yard that has provided plenty of space for the current family to enjoy. A double garage with internal access, ducted heating and cooling, LED lights throughout and ample storage as just a few of the additional features on offer. The owners have loved living here, enjoying the 'homely' feel the house gives them and how well thought out the functionality and flow of the home has been. Within walking distance to a beautiful park with all sorts of activities available for the kids, the home is in a very quiet and friendly neighbourhood with schools, childcare, shops and doctors all nearby. Close to Mulligans Flat Nature Reserve and walking trails, there's easy access to main transport routes and Gungahlin town centre. A smart, carefully planned contemporary residence that incorporates all the comforts that make a house a home, without compromising on quality or style. Your perfect family package. You will never know if you don't come and see. A must to inspect. At a glance... - Newly built home, 5 years young - 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 - Bosch gas cooktop, rangehood, oven and dishwasher - Spacious light-filled master bedroom features walk-in robe, ensuite with oversized vanities - The rest spacious bedrooms with built-in robes and services by the main bathroom with a bathtub, shower, and toilet - Large outdoor entertaining area - Low maintenance landscaped front and rear yards - Ducted reverse cycle heating and cooling - Double garage with remote-control and internal access. - LED Lights throughout - Love the Location... - Oval at your door step - Within 2 minutes' walk to Nature Reserve - Within 5 minutes' walk to Throsby School - Within 8 minutes' walk to Joey Park Playground - Within 6 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 : 250 m2 (approx.) Living : 129m2 (approx.) Garage : 36m2 (approx.) Porch : 3m2 (approx.) Total Built: 168m2 (approx.) EER: 5.0 Built in 2018 Rates: \$564 p.q. (approx.) Land Tax: \$814 p.q. (approx.) Investors only