

19 Pademelon Street, Throsby, ACT 2914



Townhouse For Sale

Tuesday, 26 March 2024

19 Pademelon Street, Throsby, ACT 2914

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 203 m2

Type: Townhouse



Sean Tognella

0406473575

Offers Over \$900,000

THE STORY....Situated in the heart of a quiet neighbourhood lies a home, where every corner resonates with warmth, love, and the echoes of cherished memories. Embarking on their journey in December 2020, the homeowner bid farewell to their familiar streets in NSW, seeking a home closer to their loved ones. Upon entering this spacious, four-bedroom haven the homeowner instantly felt at home. Inside, modern comforts and luxury living await – boasting high-end appliances, including zoned heating & cooling, ensuring comfort and convenience all year-round. Double-glazed windows and block-out roller blinds create a private sanctuary for relaxation and rejuvenation, complete with two generous living areas ensuring ample space for the whole family. On the lower level, an expansive, open plan concept draws you into the heart of the home, brimming with an abundance of natural light. Wall-to-wall sliding doors extend the internal living out into a picturesque courtyard, creating an ideal space to entertain. Meanwhile, upstairs, luxury awaits, with an oversized master bedroom overlooking the courtyard, offering dual built-in wardrobes and a fully tiled, private ensuite for the ultimate space to unwind at the end of a long day. Over the years, the homeowner infused the property with thoughtful, personal touches from the installation of a pergola, for external gatherings, to the creation of a home gym, complete with an internal sauna - every addition reflecting their commitment to creating a space where memories could be created and flourish. But it wasn't just the home's layout that captured the homeowner's heart, it was the vibrant community surrounding it. Set in a peaceful sanctuary, surrounded by nature reserves, Throsby offers a lifestyle of tranquillity and convenience. Stepping out the front door, embrace the natural beauty of Mulligan's Flat nature reserve, with a plethora of walking trails and bike paths. Easy access to a variety of local parks and playgrounds provides the perfect place for kids and pets alike. Situated a stone's throw from childcare centres, renowned schools, playfields and two light rail stops, offering easy access to the bustling hubs of Canberra City and Gungahlin Town Centre, this home presents a tapestry of amenities mere moments away. As the homeowner prepares to part with their cherished abode, where every wall tells a story, they reflect on their memories created within. Whether it was family gatherings, filling the home with the echoes of laughter or the quiet moments spent working on their cars in the garage, this home bore witness to a lifetime of love.

More Details:- Two-storey townhouse- Master bedroom ft. multiple built-in wardrobes with sliding mirrored doors, remote controlled ceiling fan with separate smart system light fixture, GPO with USB port & private ensuite- Fully tiled ensuite ft. floating vanity sink, adjustable shower head & heated towel rail- Additional three bedrooms ft. built-in wardrobes & GPO's with USB ports- Ground floor bedroom ft. direct access to front courtyard- Open plan living, kitchen & dining- Kitchen ft. ample bench space, island breakfast bar, double stainless-steel sink, AEG gas stove top, electric oven, XXL dishwasher & GPO with USB port- Additional open plan living space upstairs- Toshiba ducted zoned heating & cooling (top floor ft. zone panel to relocate airflow)- Double glazed windows throughout ft. aluminium improved window frames- Block out roller blinds with day & night options- 2.7m high ceilings throughout- Smart lights installed in living, kitchen, master bedroom & outdoor spaces- Skylight above staircase - Built-in storage throughout- Instantaneous gas hot water- Fully tiled main bathroom upstairs ft. built-in bathtub, separate shower with adjustable shower head & floating vanity sink - Fully tiled bathroom downstairs ft. floating vanity sink, adjustable shower head & heated flooring- NBN connected with Fibre to the Premises (FTTP)- Oversized, lock up, double car garage ft. drive through access to rear courtyard & automatic roller doors- Front courtyard ft. established gardens- Generous, private, North-facing rear courtyard ft. pergola between residence & garage- Within walking distance of local parks, playgrounds, walking trails, bike paths & Wildbark at Mulligans Flat Woodland Sanctuary- Within walking distance of future 'Throsby Soccer Centre' development- Short commute to local shops, renowned schools & public transport inc. bus stops & light rail stops- Approx. 6min from Gungahlin Marketplace (according to Google Maps)- Approx. 20min from Canberra Airport (according to Google Maps)- Approx. 25min from Canberra City (according to Google Maps)- Year Built: 2020- EER: 6 stars- Approx. Upper Level Size: 89.15 sqm- Approx. Lower Level Size: 77.79 sqm- Approx. Garage Size: 36.34 sqm- Approx. Front Courtyard Size: 17.5 sqm- Approx. Rear Courtyard Size: 37.7 sqm- Approx. Total Residence Size: 258.48 sqm- Approx. Council Rates: \$599.02 per quarter- Approx. Strata Levies (inc. Sinking Admin): \$511.25 per quarter- Approx. Land Tax: \$599.69 per quarter- Approx. Rental Return: \$750 - \$800 per week