

**2 Kaigas Street, Throsby, ACT 2914**



**Townhouse For Sale**

Thursday, 25 April 2024

2 Kaigas Street, Throsby, ACT 2914

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 149 m2**

**Type: Townhouse**



Virginia Stoker

0262133999

## Auction 18th May at 1.00pm Onsite

Auction Location: On-Site Discover a beautifully designed 3-bedroom townhouse with 2.5 bathrooms that seamlessly merges contemporary style with comfort and functionality. This stunning property has everything you need for a vibrant and fulfilling lifestyle. Enjoy cooking in a sleek, modern kitchen equipped with gas cooking, a built-in microwave, and elegant stone benchtops. The smooth lines and neutral color palette create a calming ambiance, enhanced by abundant natural light that floods the space. Downlights throughout ensure every corner is perfectly lit, making this kitchen a joy for both cooking and entertaining. The open-plan layout provides excellent cross-ventilation, creating a bright and airy atmosphere. The timber-like floors in the living areas and carpet in the bedrooms add a touch of luxury. Large floor-to-ceiling windows connect the indoors to the two sunny courtyards, which feature beautiful magnolia and olive trees, offering a private setting for relaxation and gatherings. With ducted heating and cooling throughout the house, you'll be comfortable regardless of the season. Honeycomb blinds offer privacy and aid in temperature regulation, ensuring a cozy and inviting environment. The master bedroom, set apart from the other rooms, features a large built-in robe and direct access to one of the courtyards, creating a serene retreat. The master bedroom boasts a double vanity, adding a touch of luxury to your daily routine. The landing upstairs, bathed in natural light, is perfect for a home office or children's play area. The spacious bathroom includes a bathtub, ideal for families. All bedrooms come with built-in wardrobes for ample storage. Designed for contemporary lifestyles, this townhouse offers a harmonious balance of indoor and outdoor living. The sunny courtyards and spacious bedrooms make it ideal for families and professionals alike. Whether you're seeking comfort, style, or a combination of both, this home is a perfect fit. Schedule a viewing today to see this remarkable townhouse for yourself. For more information or to book an appointment, contact Virginia Stoker. A word on the suburb: Throsby is just 15 minutes from the city, offering a serene suburban atmosphere with lots of open spaces. Living here provides easy access to everything you need while feeling like a secluded retreat, complete with fantastic parks and facilities. Nestled between two woodland nature reserves, you'll share the neighborhood with birds, wallabies, and even bettongs. Although it's a newer suburb still in development, with local shops on the way, Gungahlin Town Centre is just a quick drive away. The area also benefits from good schools in the nearby suburbs. At a glance:

- Contemporary style and comfort.
- Gas cooking, built-in microwave, and stone benchtops.
- Neutral tones with natural light and downlights for illumination.
- Excellent cross-ventilation in living rooms.
- Timber-like floors in living areas and carpet in bedrooms.
- Floor-to-ceiling windows connecting to two sunny courtyards with magnolia and olive trees.
- Ducted heating/cooling and honeycomb blinds for comfort and privacy.
- Separated from other rooms, featuring a built-in robe, direct courtyard access, and double vanity.
- Bright and suitable for a home office or play area.
- Spacious bathroom with bathtub. All bedrooms have built-in wardrobes.
- Powder room downstairs
- A balanced indoor-outdoor living experience with sunny courtyards and spacious bedrooms.
- 15 mins to city.
- Schools in catchment: Harrison School and Gungahlin College
- Schools nearby: Mother Theresa
- Living size: 149m<sup>2</sup> approx.
- Courtyard front: 53m<sup>2</sup>
- Courtyard side: 50m<sup>2</sup>
- Strata: \$799.15 approx.
- Rates: \$631pq approx.
- Land Tax: (if rented) \$840.29pq approx.