

20 Bandicoot Street, Throsby, ACT 2914

STONE

House For Sale

Thursday, 16 May 2024

20 Bandicoot Street, Throsby, ACT 2914

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 198 m²

Type: House



Kris Hellier

0413799700

\$875,000+

A WORD FROM OUR SELLERS;"Welcome to our beloved home, a sanctuary nestled in a peaceful and friendly neighbourhood. The spacious, open-plan living areas create an airy, welcoming atmosphere perfect for family gatherings or quiet evenings. A separate garage provides ample storage and frees up more living space within the house, enhancing the overall comfort and functionality. Our home is ideally located near fantastic amenities. Just a short stroll away is Mulligans Flat Woodland Sanctuary, a serene natural retreat. Excitingly, plans are underway to build a large soccer centre just two minutes from our doorstep, promising even more recreational opportunities. The proximity to Throsby Playground, Gungahlin Town Centre, and excellent public transport options adds to the convenience and charm of our location. The backyard is a private oasis adorned with lush greenery and vibrant flowers, featuring a magnificent lilac tree and fruit-bearing lemon and grape plants. We are delighted to leave these plants for the next owners, hoping they will bring as much joy to them as they have to us. Our home has been a place of joy, comfort, and wonderful memories, and we hope it will offer the same to you." Living: 172.19sqm (approx.) Garage: 38.3sqm (approx.) Total: 210.49sqm (approx.) Block: 198sqm - Versatile, wide, and open-plan floor plan to suit downsizers, professional couples, or families alike - Beautifully appointed kitchen with quality appliances, ample storage and stone bench tops - Light-filled living and dining area that seamlessly flows to the low maintenance courtyard - Master suite benefits from built-in robes with and an ensuite - Additional bedrooms all feature built-in robes - Large main bathroom with full size bathtub - Separate toilet downstairs - Spacious landing area at top of stairs perfect for rumpus or home-study space - Separate laundry with external access - Ducted reverse cycle heating and cooling - Large private north-facing rear courtyard, with a patio area, lemon tree and grape vines - Double garage with remote roller doors - Convenient location, close to schools, walking trails, parks, Mulligans Flat nature reserve, playing fields, public transport options and the Gungahlin Town Centre Rates: \$2,335.52 per annum (approx.) Land tax: \$3,481.00 per annum (approx.) Disclaimer: The material and information contained within this marketing is for general information purposes only. Stone Gungahlin does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.