

**21 Cricket Street, Throsby, ACT 2914**

**Sold House**

Thursday, 21 September 2023



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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

**\$871,000**

Confidence Real Estate presents you, a cozy and inviting 4-bedroom home that combines comfort and practicality. Upon stepping inside, you'll appreciate the intimate yet functional layout. The heart of this home is the open living area, where gatherings with family and friends will create lasting memories. The compact yet efficient kitchen is designed to maximize space and convenience, making meal preparation a breeze. Four bedrooms ensure that everyone in the family has their own space. Whether it's a bedroom for each child, a home office, or a guest room, the versatility of this floor plan ensures your needs are met. Outside, you'll find a low-maintenance yard that provides just enough space for relaxation and outdoor activities without the hassle of extensive upkeep. A small garden or a cozy patio can transform this outdoor space into your private oasis. This property comes complete with a double garage, providing secure parking for your vehicles. The backyard offers outdoor living, whether it's hosting barbecues, gardening, or creating a play area for kids and pets. Located in a friendly neighbourhood, this home offers proximity to schools, parks, and essential amenities. Commuting is convenient with easy access to transportation routes. Additional Features:

- Quality build single story home
- Ample natural light brightens up the interiors.
- Stylish & modern Kitchen with 600mm gas cooktop, 600mm gas oven, 20mm stone benchtop, dishwasher
- Sun drenched open plan informal living.
- 13.2 KW Solar panels on roof
- Master bedroom with walk in robe and en-suite
- Bedroom two three and four bedrooms have built-in robes.
- Ducted heating and cooling throughout
- Practical storage solutions.
- Thoughtfully landscaped front yard
- Double garage with remote control and internal access
- LED lighting throughout the home
- Well-kept and move-in ready.
- Right opposite to Throsby school

Property information: Land Size : 250 m<sup>2</sup> (approx.) Total house size: 168m<sup>2</sup> (approx.) EER: 6 stars Built in 2018 Rates: \$564 p.q. (approx.) Land Tax: \$814 p.q. (approx.) Investors only North facing

Convenience with the location: 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 Don't miss the opportunity to make this lovely 4-bedroom house your new home. Contact us today to arrange a viewing and experience firsthand the cozy comfort it has to offer.