

21 Melomys Circuit, Throsby, ACT 2914



Sold House

Thursday, 10 August 2023

21 Melomys Circuit, Throsby, ACT 2914

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 426 m2

Type: House



Yubi Baral

\$1,235,000

The beauty of possessing an address in the heart of the Throsby precinct is perfectly expressed and an ideally designed family home with all the amenities right on your doorstep for a better lifestyle and comfort for a refined residence. The design delivers separate formal living and dining domains accompanied by a private courtyard that provides perfect retreats for entertaining in style or simply enjoying a sense of escape. Well-presented combining vast, versatile living spaces and a private outdoor entertaining area. If you are looking to enjoy a luxurious lifestyle in a prestigious location, then look no further. An open-plan kitchen with quality kitchen appliances, a butler's pantry for family retreats, and a walking pantry to maximize extra storage. The luxury of a main bedroom features a generous walk-in robe and a substantial en-suite. Three further bedrooms come with built-in robes and share an impressively appointed second bathroom that confirms the quality of the accommodation with a bathtub, and a separate powder room. Features:

- Cleverly designed layout to allow most of the space.
- A generous-sized Master bedroom with a walk-in robe & en suite.
- Three other bedrooms, all with built-in robes.
- Casual open-plan living areas and formal dining/lounge rooms.
- Modern kitchen appliances with 900 mm Bosch gas cooktop, 600 mm Oven, and 600 mm dishwasher
- SMEG wall-mounted 600 mm microwave and 900 mm rangehood
- Soft close drawers
- Butler's pantry for extra kitchen space and storage
- 3-zone ducted reverse-cycle heating and cooling with 9 outlets
- Large covered alfresco area.
- Low-maintenance backyard
- Custom laundry with lots of storage.
- 2.7 m ceiling and extra wide hallway.
- LED energy-saving downlights throughout
- 6.6 KW Solar System
- Security system and Swann Security Cameras
- Modern porcelain 600 X600 mm tiled floor throughout the house and high-quality carpet in all bedrooms.
- Remote Controlled double garage
- Smart Keyless entry
- 2500 L Water tanks.
- NBN Connected.
- In close proximity to school, childcare centers, dog park, parks, public transport, and only a short drive to Gungahlin Town Centre.

Property attributes: Year Built 2019
Residence: 181.46 sqm
Garage: 39.31 sqm
Alfresco: 11.7 sqm
Proch: 2.45 sqm
Total: 235 sqm approx
Outgoings: Approx. Rate: \$733 pq
Land Tax: \$1,187.25 pq (Only if rented)

For more information or to learn more about this property please contact Yubi Baral at 0452 646 746
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