

# 21 Pademelon Street, Throsby, ACT 2914

## House For Sale

Thursday, 9 November 2023

STONE

21 Pademelon Street, Throsby, ACT 2914

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 211 m2**

**Type: House**



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**\$899,000+**

Offering an impressive and surprising amount of space, flowing over 211.68 sqm, this quality four-bedroom residence offers a lifestyle of high-end, luxury living. Finished to the highest of standards, its versatile floorplan enjoys two spacious segregated living areas with a master suite on each level, ideal for the growing family or multigenerational families alike. Its modern finishes are accompanied by tranquil colourful gardens in both courtyards, making this home the perfect blend of modern, character and charm. Situated between two nature reserves, Throsby provides a peaceful sanctuary for its residents, as well as a life of convenience. Only 15 minutes from the city, the airport, and an abundance of shops, restaurants, cafes, transport and entertainment such as in the Gungahlin Town Centre. With three childcare centres, a Primary school, as well as many schools in nearby suburbs, 21 Pademelon Street, is perfect for younger families or groups looking to settle in the lively yet tranquil region of Northern Canberra. Features Overview:- Two-storey floorplan- Located only a 15-minute drive to the city, the airport and centres like Gungahlin Town Centre where residents can access shops, restaurants, cafes, transport, entertainment and other amenities for a convenient lifestyle- NBN connected with Fibre to the Premises (FTTP)- Age: 3 years (built in 2020)- EER (Energy Efficiency Rating): 6.0 Stars Sizes (Approx)- Upper Residence: 88.15sqm- Lower Residence: 77.73sqm- Rear courtyard: 30.8sqm- Front courtyard: 15sqm- Garage: 36.34sqm- Total Residence: 211.68sqm Prices:- Strata levies/Community title: \$511.25 per quarter- Rates: \$599.02 per quarter- Land Tax (Investors only): \$599.69 per quarter- Rental estimate \$700-\$750 per week Inside:- Versatile, wide, and open-plan floor plan to suit downsizers, professional couples, or families alike- Beautifully appointed kitchen with quality appliances, ample storage and feature pendant lighting- 2.7m high ceilings to the living area, provides additional space and light- Double-glazed windows- Light-filled living and dining area that seamlessly flows to the manicured outdoor gardens- Master suite benefits from multiple built-in robes with mirror doors, ensuite - Second master bedroom on the ground floor with access to front courtyard, perfect for multigenerational families or teenagers- Full-size bathroom downstairs- Two additional bedrooms with built-in robes- Large main bathroom with floor-to-ceiling tiles and separate bath- Spacious landing area at top of stairs perfect for rumpus or home-study space- Laundry room upstairs Outside:- Large private north-facing rear courtyard, with a paved patio area- Colourful manicured gardens to both courtyards, a tranquil paradise - Double garage Construction Information: Flooring: Concrete slab on ground to the ground floor level. Timber bearer and joists to the upper floor level External walls: Brick veneer Roof framing: Timber: Truss roof framing Roof cladding: Colorbond roof cladding Fascia: Colorbond fascia Gutters: Colorbond gutters Fences: Composite timber and colorbond fencing Window frames: Aluminium improved window frames Glazing: Double glazed windows Hot water system: Instantaneous gas hot water Wall Insulation: Thermal insulation value approximately R-2.0 with reflective foil Ceiling Insulation: Thermal insulation value approximately R-4.0 with anticon roof blanket Throsby is undoubtedly one of Gungahlin's most popular up and coming suburbs and with easy access to the heart of Gungahlin, Horse Park Drive and a range of parks and walking trails for the kids and pets it is not hard to see why. Nature is just on the doorstep of this fabulous location, Mulligan's Flat nature reserve, with a walking/cycling pathway running along with parameter, playing field just on a walking distance. There are two childcare centres nearby and a future school. Inspections: We are opening the home most Saturdays with mid-week inspections. If you would like a review outside of these times please email us at: [jessdoolan@stonerealestate.com.au](mailto:jessdoolan@stonerealestate.com.au). Disclaimer: The material and information contained within this marketing is for general information purposes only. Stone Gungahlin does not accept responsibility and disclaims 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.