

**21 Quokka Street, Throsby, ACT, 2914**

**Sold House**

Friday, 10 February 2023



THE  
PROPERTY  
COLLECTIVE

21 Quokka Street, Throsby, ACT, 2914

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Christmas has arrived early!

Spilling over two generous levels, this rare 3-bedroom 2-bathroom, separate title home has everything you've been searching for & more, welcome to your new home!

Upon entry you are welcomed into the formal living space. Featuring 2.7m high ceilings this light & bright area offers generous room to relax, unwind & enjoy quality family time.

Moving through the home you'll find the separate dining space & kitchen beyond. The dining area has been tiled for easy-care & low-maintenance living & flows directly through to the private rear courtyard allowing the outdoors in.

The kitchen & true hub of every home has all the bells & whistles your home master chef will absolutely love! Featuring European stainless-steel Bosch appliances, 900mm 5-burner gas cooktop, electric oven below & built-in dishwasher for added convenience. Generous stone benchtops offer ample preparation space & a popular walk-in pantry for all your kitchen storage needs.

Heading upstairs you'll find all three-bedrooms. The main bedroom is generous in size & features walk-in robe & ensuite. Bedrooms 2 & 3 feature mirrored sliding robe built-in robes as well as gorgeous feature window bench-seats.

The main bathroom features both a shower & bathtub, perfect for the growing family.

Outdoor entertainment is well taken care of in this home. Downstairs is home to both front & rear courtyards. Both offer privacy & the perfect space to entertain friends & family year-round.

Throsby offers the best of both worlds, nature on your doorstep with an abundance of amenity all at your fingertips, don't miss this opportunity to secure such an incredible home!

### The Perks:

- Separate title home
- Rare 3-bedroom 2-bathroom design
- Convenient downstairs powder room
- Generous separate living areas
- 2.7m high ceilings downstairs
- Ducted electric heating/cooling throughout
- Spacious kitchen with European stainless-steel appliances
- Glass splashback
- Walk-in pantry
- 900mm 5-burner gas cooktop
- Electric oven
- Built-in dishwasher
- Built-in robes to all bedrooms
- Feature bench-seat built-into bedrooms 2 & 3
- Main bathroom with both shower & bath
- Master bedroom features walk-in-robe & ensuite
- Instantaneous gas hot water system
- Double lock-up garage with auto door
- Low maintenance & private courtyards

### The Numbers:

- 200m<sup>2</sup> block
- 174m<sup>2</sup> internal/external living space

- 135m<sup>2</sup> internal living space
- 40m<sup>2</sup> garage
- 39m<sup>2</sup> courtyard space
- Built in 2018
- Energy efficiency rating of 6 stars
- Rental estimate \$670 - \$690 approx. per week
- Rates \$2,172 approx. per annum
- Land tax \$2,902 approx. per annum (investors only)
- Only a 350m walk approx. to local Throsby School
- Only a 700m walk approx. to award winning Joey Park Playground
- Only a 6-minute drive approx. to local Franklin shops
- Only a 7-minute drive approx. to the thriving Gungahlin Town Square
- Only a 13-minute drive approx. to Canberra Airport
- Only an 18-minute drive approx. to city CBD
- Easy access onto the Federal Highway

Explaining the private treaty process:

- To ensure a fair & equitable process, all offers are confidential. This gives our buyers peace of mind that we will not disclose an offer to another buyer in an attempt to force that buyer's intent. For guidance on when offers close and how best to submit an offer, please contact the agent directly.