

**21 Yellowfin Street, Throsby, ACT 2914**



**House For Sale**

Friday, 3 May 2024

21 Yellowfin Street, Throsby, ACT 2914

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 250 m2**

**Type: House**



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## Upcoming Auction

Four bedrooms with the master segregated, two living areas, double garage, three bathrooms, levelled block, located within the thriving and convenient suburb of Throsby - what more could you want and need! Set over 142m<sup>2</sup> of opulent living, the thoughtful design spans across two levels and offers a versatile and family-friendly floor plan that caters perfectly to modern living. The suburb of Throsby allows residents to enjoy the ultimate convenience with easy access to the Gungahlin town centre, local schools, childcare centres and the main arterial roads such as Horse Park Drive and the Federal Highway. As you enter the home the lower level includes two living spaces, an open plan kitchen, laundry, powder room, the master with walk in robe and ensuite. The second level comprises of three bedrooms, the main bathroom with separate toilet, and a study nook. The home has ample amounts of storage, contemporary interiors and all year comfort with reverse cycle ducted heating and cooling. Please note: the property is currently tenanted. Features:

- 4 generously sized bedrooms
- Master suite segregated with WIR and ensuite on the ground floor
- 3 bedrooms all with oversized built in robes
- Open plan kitchen, dining and living space
- Contemporary interiors
- Main bathroom with bathtub
- Separate powder room
- Study nook
- 2 car garage (37m<sup>2</sup> approx.)
- Reverse cycle ducted heating and cooling
- Generously sized laundry with outside access
- Ample amounts of storage
- Stone kitchen benchtops
- Two separate living areas
- Short distance to Gungahlin Town Centre and light rail connectivity

Estimated rental income: \$750.00 to \$800.00 per week