

# 24 Barramundi Street, Throsby, ACT 2914

STONE

## House For Sale

Sunday, 10 December 2023

24 Barramundi Street, Throsby, ACT 2914

**Bedrooms:** 4

**Bathrooms:** 3

**Parkings:** 2

**Area:** 493 m<sup>2</sup>

**Type:** House



Sam Dyne  
0262538220

**\$1,700,000+**

A distinctive blend of modern luxury and natural tranquillity. This four-bedroom, three-and-a-half-bathroom residence welcomes you with the grandeur of high ceilings, creating an open and inviting atmosphere throughout. Positioned adjacent to a nature reserve with an idyllic north orientation, this property offers breathtaking views and a serene backdrop, making it a haven for those seeking a harmonious balance between style and nature. The heart of this home lies in its sleek and well-equipped kitchen, complemented by a large butler's pantry – a haven for culinary enthusiasts. Luxurious touches such as the linear slot reverse-cycle vents and ceiling mounted in-set sheers demonstrate that not a single expense has been spared in the construction of this home. The spacious living areas, including a versatile rumpus room, provide diverse spaces for relaxation and entertainment. These living spaces are bathed in natural light, offering a warm and welcoming ambiance. Immerse yourself in the perfect blend of style and nature at 24 Barramundi Street, where modern luxury meets the tranquility of Throsby. Don't miss the opportunity to make this residence your own and experience the epitome of upscale living in this sought-after neighborhood.

**Features Overview:-** North facing- Single level floorplan, free standing residence next to nature reserve- Located near early childhood schools and many nature reserves. Throsby is adjacent to Horse Park Drive - a five minute drive to shopping centres like Gungahlin Town Centre and Casey Marketplace where residents can access shops, restaurants, cafes, transport and other amenities for all their needs.- NBN connected with Fibre to the Premises (FTTP)- Age: 1 year (built in 2022)- EER (Energy Efficiency Rating): 6.0 Stars Sizes (Approx.)- Internal Living: 224.37 sqm- Alfresco: 15.79 sqm- Porch: 5.78 sqm- Garage: 40.22 sqm- Total residence: 285.96 sqm- Block: 493 sqm Prices:- Rates: \$1,029.25 per quarter- Land Tax (Investors only): \$1,853 per quarter- Conservative rental estimate (unfurnished): \$890-\$940 per week Inside:- Nearly new home constructed with no expenses spared.- Four large bedrooms, 2 with large walk-in robes and ensuites.- Main bathroom and separate powder room adjacent to formal lounge.- Spacious shared family-meals with 3.3m high ceilings.- Ducted reverse-cycle air conditioning with linear slot grilles.- Floor-to-ceiling sheer curtains throughout.- Intricately used skylights throughout ensure abundant natural light throughout the day.- Luxurious kitchen with Pitt integrated gas cooktop.- Butler's pantry.- Bathrooms equipped with gold and marble finishing.- Large rumpus adjacent to the family room.- 14.4 kW solar system- Tesla Power Battery installed to ensure year-round low energy bills and reliability. Outside:- Large 15sqm alfresco area with high ceiling.- Fully equipped outdoor kitchen with bar fridge, BBQ and sink.- Low-maintenance artificial turf surrounds the remainder of the house.- Landscaped front yard provides grand street presence.

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: [samdyne@stonerealestate.com.au](mailto:samdyne@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.