

28 Melomys Circuit, Throsby, ACT 2914



Townhouse For Sale

Tuesday, 6 February 2024

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Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 182 m2

Type: Townhouse



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Offers over \$780,000

This expansive property offers the perfect opportunity in this sought-after enclave of Thorsby. The light filled interiors & neutral decor are complimented by the unique position nearby parkland, kids playground, creeks and a host of walking paths weaving their way through the suburb which you can enjoy on a daily basis. The property has been well-designed with a focus on an open plan layout spanning over 182m² under roof line, providing a true sense of space throughout whilst also ensuring the living areas are versatile. Natural light can be enjoyed throughout the home, with large windows on two sides of the homes & an expansive internal courtyard with sliding doors on three sides to ensure a comfortable living environment. Set over two levels, you can enjoy the privacy on offer as upstairs you will find 2 generous sized bedrooms with large built-in robes making sure there is room for everyone to spread out & relax. There is a study nook on this level perfect for anyone that works from home. The main bathroom on this level has designer fittings & full height tiling & is boasting a bath making sure there is room for everyone to get ready in the morning. The large master bedroom is located on the lower level, has direct access to the north facing courtyard through the sliding doors, & is complete with a large built-in robe & an expansive bathroom with double vanities creating it the ideal retreat. Also, there is a separate powder room on the ground level. Downstairs, the kitchen is well equipped with expansive bench space in the form of a double sided kitchen with stone benchtops & stainless steel appliances. There is ample storage on offer here with overhead joinery, additional cupboards & drawers built-in under the kitchen island bench, ensuring all those homemade meals are well catered for. Relax outside with the two courtyard providing added space & privacy, and in a sunny space which can be utilised all year round. Entertaining will become a regular occurrence here, as the outdoor areas have instant access via the living & dining area – an ideal spaces for hosting family & friends. Other notable features of the home include ducted reverse cycle heating and cooling, double glazed windows, tiled flooring to the living areas & carpets in bedrooms. Car accommodation is catered for with a double garage conveniently positioned at the rear of the home with internal access. If you are a live in owner or a savvy investor, this is surely a property you don't want to miss.

Summary of features:

- 3 bedrooms with built in robes
- Separate study nook
- 2 bathrooms
- Separate powder room downstairs
- Double garage
- Open plan living area
- European style laundry
- Large north-facing internal courtyard
- Large enclosed front courtyard
- Designer kitchen with stone surfaces & stainless-steel appliances
- Tiled flooring to living areas & carpets in bedrooms
- Ducted reverse-cycle heating and cooling
- Modern bathrooms with wall hung vanities, semi-frameless shower screen, bathtub & quality fixtures
- Double glazed windows & sliding doors

Located close to:

- Franklin Shops 6 minutes' drive
- Harrison School 5 minutes' drive
- Gungahlin Town Centre 9 minutes' drive
- Gungahlin College 9 minutes' drive

Key figures: (approx.)

Living area: 145m² Front courtyard: 23m² Internal courtyard: 25m² Garage: 37m² Total area: 182m² Built: 2019 Rental estimate: \$720 - \$740 per week Strata fees: \$3,134 per annum Rates: \$2,502 per annum Land tax (investor's only): \$3,325 per annum EER: 6.0 Stars