

3 Barramundi Street, Throsby, ACT 2914

CARTER + CO

Sold House

Monday, 14 August 2023

3 Barramundi Street, Throsby, ACT 2914

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 498 m2

Type: House



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The features you want to know.+ Spacious 4 Bedroom family home+ North Facing living areas for an abundance of natural light+ 3m ceilings to entry and living areas+ Engineered timber flooring throughout+ 3 Separate living areas+ Stunning designer kitchen+ BOSCH 5 burner gas stove top+ BOSCH 600mm oven+ LG steam quadwash freestanding dishwasher+ BOSCH integrated microwave oven+ Schwaigen rangehood+ Feature curved stone Island bench + Generous butler's pantry + Powder room with custom joinery and extra storage+ Master bedroom with large walk in robe, and luxurious ensuite+ 3 further generous bedrooms with custom built in robes+ LED lights throughout+ Substantial amounts of storage throughout+ WIFI controlled zoned, ducted reverse cycle heating and cooling+ Double glazed windows+ Electric blinds + Bifold stacker doors to living + Close proximity to Throsby school + Close proximity to Goorooyarroo nature reserve walking trails Why you want to live here. Welcome to 3 Barramundi Street - the perfect family oasis. Discover a truly remarkable single-level family home that exudes elegance and offers an abundance of space at every turn. Nestled in the sought-after suburb of Throsby, this property is a testament to quality craftsmanship and thoughtful design. Boasting 4 bedrooms, 2 bathrooms, and an impressive 207m² of internal living space, this home is perfect for your family. Step inside and be captivated by the seamless flow of the floor plan, expertly designed to cater to the needs of a growing family. With 3 separate living areas, everyone in the household can find their own space, whether it's for relaxation, entertainment, or quiet study time. Prepare to be captivated by the heart of this home-the kitchen. Designed as the centrepiece, it features a stunning curved island bench that invites family and friends to gather around. Equipped with high-end appliances and a butler's pantry, this culinary haven offers the perfect blend of practicality and elegance. Beyond the walls of this exquisite residence lies a 498m² block of land, offering a generous yard space for children to enjoy and play. This home truly embodies the perfect balance between indoor and outdoor living. Built with a meticulous attention to detail, this home showcases a high level of inclusions, fixtures, and fittings that will impress even the most discerning buyer. Situated in one of the most desirable locations in the Gungahalin region, this property offers easy access to arterial roads, making commuting a breeze. The Canberra CBD is just a short drive away, allowing for a seamless connection to city life. Within close proximity, you'll find reputable schools, convenient shopping options, and the tranquillity of the nearby Goorooyarroo nature reserve. Throsby itself is a haven for families, meticulously planned to create the ultimate suburb for a fulfilling and vibrant family life. With its leafy streets, welcoming community, and abundant recreational opportunities, Throsby sets the stage for a lifetime of cherished memories. Don't miss the opportunity to make 3 Barramundi Street, Throsby, your forever home. The stats you need to know. Block: 12 Section: 19 Division: Throsby EER: 6.0 Land Size: 498m² Total House: 267m² (approx.) Total Living: 207.5m² (approx.) Garage: 43m² (approx.) Alfresco: 12m² (approx.) UV: \$607,000 Rates: \$3,511 p.a. (approx.) Land Tax: \$5,746 p.a. (if rented, approx.) Rental Appraisal: \$1,000 - \$1,100 per week Heating and Cooling: Zoned ducted reverse cycle Car: Double garage with internal access