

# 3 Kowari Close, Throsby, ACT 2914

**VERV**

## House For Sale

Saturday, 3 February 2024

3 Kowari Close, Throsby, ACT 2914

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 2**

**Area: 668 m2**

**Type: House**



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## Auction

Welcome to your dream home in the heights of Throsby - a serene oasis designed for a life of balance and tranquillity. Enjoy the peace and quiet of a cul-de-sac overlooking a reserve, providing a serene backdrop. This spacious home includes 6 bedrooms, featuring a fully approved self-contained unit for added flexibility. The bedrooms are strategically positioned to capture the warm Northern sun, fostering a bright and inviting atmosphere. They are accompanied by 3 bathrooms plus additional powder room to ensure convenience for all household members. Positioned across from Mulligans Flat Woodland Sanctuary, this residence offers 368.52m<sup>2</sup> of living under the roofline, complemented by over 30m<sup>2</sup> of alfresco space - perfect for entertaining. Impressive 6.4m<sup>2</sup> ceilings throughout the home create a sense of grandeur and spaciousness. Revel in the luxury of three separate living areas, offering the ultimate in comfort and relaxation. Two balconies provide stunning vistas of morning sunrises and evening sunsets, adding an extra touch of luxury. The North-East-facing kitchen, living, and dining areas bathe in the morning sun, creating a welcoming ambiance. Leading off the living area, you are met with a grand alfresco and fully enclosed backyard featuring a luscious green lawn - the perfect setting for kids and pets to burn their energy! Tailor the space to suit your needs, whether it be an additional 6th bedroom or a multipurpose room. Enjoy a dedicated study nook on the upper landing, providing a quiet space for work or study. With a variety of reputable schools and shopping options all within reach, logistically this home ticks all the boxes.

**AUCTION ON-SITE SATURDAY 24TH FEB, 2024 | 11am** - Some features include:

- Grand design offering 368.52m<sup>2</sup> of living under roofline
- Quiet cul-de-sac looking onto reserve
- 6 bedroom home inclusive of fully approved self-contained unit
- Study nook on upper landing
- 3 bathrooms plus additional powder room
- 3 separate living areas
- All bedrooms North facing
- North-East facing kitchen, living and dining areas
- Soaring 6.4m<sup>2</sup> ceiling height
- Entertainers dream, positioned across from reserve
- Over 30m<sup>2</sup> of covered alfresco
- Two balconies capturing both morning sunrise and evening sunsets
- Flexible 6th bedroom/MPR
- Fully enclosed backyard with luscious green lawn
- Ducted heating and cooling plus RCAC Split System
- Double glazing throughout
- 12.5 fire rated solid core doors
- Solar panels (10.79kW)
- Security System with 8 cameras
- Surrounded by nature and wildlife
- Mulligans flat Woodland Sanctuary at your doorstep
- Hilltop park playground just down the road for the kids to play
- Walking distance to the local Wildbark café
- Gungahlin Town Centre and Franklin Shops both 5mins away for shopping needs
- Throsby, Franklin, Harrison and Mother Teresa Schools close-by
- Public transport available nearby for ease of commuting

Year of construction: 2022  
EER: 5.5  
UV: \$785,000 (2023)  
Block size: 668m<sup>2</sup> approx  
Total Living: 368.52m<sup>2</sup> approx (roofline)  
Lower: 182.19m<sup>2</sup> approx  
Upper: 108.48m<sup>2</sup> approx  
Alfresco: 30.7m<sup>2</sup> approx  
Garage: 44.34m<sup>2</sup> approx  
Rates: \$3,865 p/a approx  
Land Tax: \$6,881 p/a approx  
Rental Estimate: TBA