

**32 Shingleback Street, Throsby, ACT 2914**



**House For Sale**

Friday, 1 December 2023

**32 Shingleback Street, Throsby, ACT 2914**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Bree Prince  
0261821802

**\$1,299,000+**

What you see: Modern interiors, quality finishes, complimented by an ideal floorplan makes for the perfect low maintenance family home. What we see: 2024 property goals sorted. See more: North Easterly appointed to living areas 5.1m ceilings to main living area Polished concrete flooring throughout Formal lounge positioned at the front of the home Split level design leads from the entrance, to the open planned kitchen, living and dining area Modern kitchen with stone benchtops, Smeg induction cooktop, butlers pantry, dishwasher, soft closing drawers and a black double sink Large master suite with modern accents to the ensuite and walk in wardrobe Bedrooms two, three & four all with built in wardrobes Main bathroom includes floor to ceiling tiles, a deep free standing bath and separate toilet Spacious laundry with ample storage Within 3 minutes' drive to Throsby Childcare Centre Within 3 minutes' drive to Throsby Elementary School Within 6 minutes' drive to Burgmann Anglican School Forde Within 7 minutes' drive to Gungahlin Town Centre Within 15 minutes' drive to Gold Creek High School Within 15 minutes' drive to Canberra International Airport Within 24 minutes' drive to Canberra CBD Total living: 202m<sup>2</sup> Garage: 38m<sup>2</sup> Block size: 440m<sup>2</sup> Built: 2022 EER: 6.0 Rental Appraisal: \$950.00 - \$1,000 p.w Rates: \$3,253 p.a Land tax: \$5,573 p.a (approx. applicable only when rented) Disclaimer: The material and information contained within this marketing is for general information purposes only. HIVE Property does not accept responsibility and disclaim 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.