

34 Melomys Circuit, Throsby, ACT 2914

home by holly

Sold House

Friday, 20 October 2023

34 Melomys Circuit, Throsby, ACT 2914

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Cris O'Brien
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\$781,000

#soldbycris #soldbymcreynolds \$781,000 Designed around a central courtyard, this gorgeous home has an enhanced connection with nature while being cocooned from the elements. Light reaches deep into the central social arena while sliders blur the boundaries between inside and out. A natural materiality and excellent spatial arrangement coalesce to create a soothing family haven. A gated courtyard gifts entry to the sunny open living, dining, kitchen where a paired back neutral palette feels contemporary and soothing. Dark ceramic floors flow under foot and light bounces off stone counter tops, bright white walls and soft oak cabinetry. The living area merges with the east facing courtyard, a lovely spot for a morning coffee as the sun rises. While the dining area edges the sun filled central atrium, so it is an easy transition to outside for alfresco dining. Warming light seeps into the home during the winter months keeping energy costs low. Doors can be flung open to the same central courtyard, welcoming cross-breezes into the master bedroom during summer. The wall of glass providing views of the built form with its handsome mix of raw brick and shadow cladding, while an elegant ensuite bathroom and a built-in-robe makes for easy living. Upstairs houses two generous bedrooms with built-in-ropes, both centred around a modern two-way family bathroom. Bedroom one captures stunning sunrises over the mountains, while the second bedroom has direct access to the two-way family bathroom with relaxing tub. There is also a wonderful study nook which looks over the void, informed by high windows, gifting a stunning visual connection with the ever-changing mood and colours of the ranges. Surrounded by sweeping open plains and stunning mountain ranges, the Gorooyarroo Nature Reserve only a 200 metre walk from the front door, Throsby effortlessly combines an exciting urban lifestyle with the peaceful vibes of country living. A network of community walking and biking paths link green spaces and connect to the myriad of nearby nature trails. Perfect location for families with three childcare centres and dedicated local primary school. The home is just 10 minutes to Majura Park Shopping Precinct, Brindabella Business Park and the airport and being a handy 3mins drive from the federal highway means it is a short 15 minute cruise to the CBD. Life in Throsby: Surrounded by the nature reserve of Mulligans Flat and Gorooyarroo Reserve, living in Throsby is steeped in a pristine bushland peace. With a 6 star energy rating and water sensitive urban design, the suburb is sensitive to the surrounding eco-systems. Walking to ponds, wetlands, woodlands via a myriad of interconnecting paths. The kids having a great time at the nearby Franklin Recreation Park with basketball court, skate park, tennis and much more... a great place for a family barbecue and picnic. Fantastic for kids with so many nearby playgrounds and a genuine, friendly community atmosphere. The local primary is within walking distance and there are a variety of public and private schools nearby. Exploring the plethora of shops and restaurants at the nearby Gungahlin precinct with the Cornerstone Café and Bar, a local favourite. It is also an easy stroll to the local Asian Noodle House Street Food for great laksa. Community connection via the plethora of public green spaces and the mingle program which offers a range of activities designed to bring people together. Well connected via bus and light rail, only 3kms from the federal highway making it a short 15 mins to the CBD features... stunning three-bedroom townhouse with drenched in light with wonderful connection to outdoors. gated entry to private east facing courtyard. open kitchen, living, dining flowing to internal courtyard. ceramic flooring. minimal white on white palette with pops of soft oak. beautiful kitchen with stone bench tops, banks of white and oak cabinetry, stainless steel appliances and breakfast bar. master bedroom with built-in-robe, ensuite and glass sliders to central courtyard. European laundry with a pop of happy orange. downstairs powder room. double garage with internal access. two further bedrooms upstairs with built-in-ropes. two-way family bathroom with tub. office nook with stunning mountain views. surrounded by pristine reserves and parklands. peaceful family friendly suburb with three childcare centres, dedicated local primary school, and great community initiatives. close proximity to Majura Park Shopping precinct, Brindabella Business Park, and Canberra airport. 3 minutes drive to the federal highway and 15mins to the CBD. DEER: 5 Living area: 159m² (approx) Internal courtyard: 27m² Front courtyard: 22m² Body Corporate: \$2932 p/a Land rates: \$2500 p/a (approx) Year built: 2019 (approx) The information contained in this advertisement is derived from sources we deem reliable. However; we cannot provide any guarantees or warranties regarding the information supplied. Buyers are encouraged to conduct and rely exclusively on their own enquiries.