

# 39 Pilliga Street, Throsby, ACT 2914

STONE

## Sold House

Thursday, 19 October 2023

39 Pilliga Street, Throsby, ACT 2914

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 440 m<sup>2</sup>

Type: House



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**\$1,200,000**

Crafted with thoughtful inclusions and located in the family-friendly suburb of Throsby, this beautiful family home is the one to see. Clean and meticulously cared for, this home provides light and bright interiors and is designed to capture a north-facing aspect through the kitchen and living areas. Extending off the open-plan living area is an additional rumpus room to accommodate a children's playroom or media area. A grand master suite awaits, with great space, a large walk-in wardrobe and an ensuite bathroom. Enjoy time with family and friends under the alfresco pergola, surrounded by easy-care gardens. With modern amenities and premium finishes throughout, this Throsby gem is an oasis waiting for its new family to call it home. Features Overview:- Lovely corner block with a northern aspect from living areas- Single-level floorplan, free-standing, separate title home- Separate study with built-in desk and storage- Crisp, neutral colours and hybrid flooring throughout- 2.7m square set ceilings with fans to all bedrooms and living areas- Water tank and solar system (6.6kW) installed- Double-glazed windows throughout - NBN connected with FTTP- Age: 2 years (built in 2021)- EER (Energy Efficiency Rating): 7.2 Stars Sizes (Approx)- Internal Living: 186 sqm - Alfresco: 16 sqm- Porch: 4 sqm- Garage: 45.90 sqm- Total residence: 251.90 sqm- Block: 440 sqm Prices- Rates: \$783.00 per quarter- Land Tax (Investors only): \$1,400.77 per quarter- Conservative rental estimate (unfurnished): \$850 per week Inside:- Large master suite with spacious walk-in robe and ensuite- Spacious bedrooms all with built-in robes- Main bathroom with bath, floor-to-ceiling tiles and separate toilet - Modern kitchen with high-quality appliances, ample storage and an island bench with waterfall edges- Plumbing for water connection to fridge for cold water and ice- Both bathrooms provide recessed cabinetry with general power outlets installed inside- Laundry room with external access - Ducted reverse cycle heating and cooling with 2 x zones- Instant gas hot water- Fantastic storage throughout- Oversized double car garage at rear of property with internal access- Soundproofing inside the hallway wall of the living and family rooms Outside:- Back alfresco perfect for entertaining- Easy to maintain corner block - Fully enclosed back yard with back gate access and easy-care gardens Construction Information:- Flooring: Concrete slab on ground- External Walls: Rendered foam cladding- Roof Framing: Timber: Truss roof framing- Roof Cladding: Concrete roof tiles- Fascia: Colorbond fascia- Gutters: Colorbond gutters- Window Frames: Aluminium window frames- Window Glazing: Double-glazed windows Throsby is undoubtedly one of Gungahlin's most popular up and coming suburbs and with easy access to the heart of Gungahlin, Horse Park Drive and a range of parks and walking trails for the kids and pets it is not hard to see why. Nature is just on the doorstep of this fabulous location, Mulligan's Flat nature reserve, with a walking/cycling pathway running along with parameter, playing field just on a walking distance. There are two childcare centres nearby and a school. Inspections: We are opening the home most Saturdays with mid-week inspections. However, if you would like a review outside of these times, please email us on: [jesssmith@stonerealestate.com.au](mailto:jesssmith@stonerealestate.com.au) Disclaimer: The material and information contained within this marketing is for general information purposes only. Stone Gungahlin 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.