

**56 Barramundi Street, Throsby, ACT 2914**



**Sold House**

Sunday, 8 October 2023

56 Barramundi Street, Throsby, ACT 2914

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 420 m2**

**Type: House**



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## Contact agent

This stunning newly finished home opposite reserve offers an unparalleled level of contemporary luxury in the highly sought-after location of Throsby. Built by Sunny Homes, a multi award winning builder, this home spans over 313m<sup>2</sup> under roof line, offering a light-filled, ultra-spacious, and sophisticated dwelling with breathtaking views. Only moments from the Gungahlin town centre, prestigious schools and lush reserves, this modern architectural home presents as new and epitomises luxe living. This special residence is beautifully introduced via its wide frontage and framed by striking full render double-storey façade, a skillion design roof with aluminum & glass balustrade balcony capturing stunning views. Landscaped frontage leading the way to a double garage and welcoming entrance portico. Step inside to realise light filled interiors complemented by rich timber flooring and high ceilings throughout to great effect. Boasting a functional and versatile floorplan with four bedrooms, three bathrooms, & multiple living areas it is perfect for families of all sizes. You are spoilt with a lounge, theatre room, study area, living & meals areas & an open courtyard to spread out and relax in comfort or entertain in style with family & friends. The hub of the home is dedicated to a striking gourmet kitchen fitted with 40mm island stone benchtop with waterfall ends. Premium Fisher & Paykel stainless-steel appliances including a 5-burner glass top gas cooktop, 600mm electric oven, & soft close cabinetry. In addition, there is also the butler's pantry with plenty of additional bench, cabinetry space & a dishwasher. Inviting, the stylish family & meals area takes centre stage with a chic feature wall and large double glazed windows & sliding doors to savour mesmerising aspects over the verdant garden to the rear. Quietly placed adjacent is a versatile rumpus / theatre room connecting the living & meals, allowing you to create your own space to suit your lifestyle. Perfect for family and entertainment year-round. There is a separate living zone downstairs, with two bedrooms including a master ensuite complete with a walk-in robe & an additional powder room ideal for multi-generational purchasers, guest accommodation, or larger families. Upstairs, you'll find the other two bedrooms, both seamlessly connected by the sitting / study area. The opulent main suite has picturesque views from the balcony and is fitted-out with a large walk-in robe, and a modern bathroom. The second bedroom is serviced by a sumptuous fully tiled main bathrooms with floating custom vanities, designer tap ware, free-standing bath and a large shower making sure there is enough room for everyone to get ready in the morning. Other notable features of the home include zoned ducted reverse cycle heating and cooling, a huge laundry with ample storage, internal drying provisioning & space for two washers and dryers all with external access, timber flooring in the living areas & in the bedrooms, aluminum & glass balustrades in staircase & balcony. Car accommodation is catered for with double garage conveniently positioned at the front with direct access into the home. Externally, the property offers plenty of space to be used as per your requirements, ensuring that entertaining becomes a regular occurrence. An outstanding overall package which deserves your inspection if you are in the market for a high-quality residence.

Summary of features:- Brand new architectural home- Built by Sunny homes - 1200mm entry door with electronic lock- 4 bedrooms- 2 master-ensuites with WIRs- 3 bathrooms- Additional powder room- Main bathroom with free-standing bath- Full-height feature tiling, large showers & floating vanities in all bathrooms- Multiple living areas- Feature walls in living & theatre room- High ceilings throughout the house- Designer kitchen with premium appliances- Butler's pantry with additional storage- 40mm marble look waterfall island benchtop- Double undermount sink with pull-out mixer- 900 & 600mm Fysher & Paykel appliances- Soft-close cabinetry- Large over-head cupboards- Stone surfaces in kitchen, butler's pantry & laundry- Double glazed windows & doors throughout the house- Timber floors throughout the house- Zoned reverse cycle ducted climate control- Feature recesses- Laundry with plenty storage & external access- Fully landscaped gardens

Key figures (approx.):- Block size: 420m<sup>2</sup>- House size: 313m<sup>2</sup>- Living area: 265m<sup>2</sup>- Balcony: 6m<sup>2</sup>- Porch: 4m<sup>2</sup>- Garage: 39m<sup>2</sup>- Land rates: \$3,162 per annum- Land tax (investors only): \$5,385 per annum- EER: 6.2