

57 Shingleback Street, Throsby, ACT 2914

LUTON

Sold House

Sunday, 24 September 2023

57 Shingleback Street, Throsby, ACT 2914

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 404 m2

Type: House



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Contact agent

There is so much to love about this meticulously finished, as-new property. Located in peaceful surroundings directly opposite the wide open spaces of the Mulligans Flat Woodland Sanctuary, it embodies the ultimate city-fringe lifestyle for families who relish having access to outdoor activities at their doorstep. The single-level home's layout has been perfectly designed to comfortably accommodate a large family, while a light and airy ambience and modern décor showcase the freshest look in interior styling. The entry leads directly into the welcoming and spacious open-plan living zone incorporating the living and dining spaces and the impressive kitchen equipped with stone waterfall edge island breakfast bar, stone bench tops, Miele appliances and walk-in pantry. Connected to this living zone, at the front of the home, is a lounge/media room which can be closed off for privacy or segregated entertaining. The sleeping quarters include the main bedroom with walk-in wardrobe and ensuite, a second bedroom ensuite, plus two additional bedrooms with built-in wardrobes which share the central bathroom with spa bath and separate toilet. A superb covered and tiled alfresco dining/entertaining area off the living zone has been designed to enjoy all year round – it has heat strips, a ceiling fan, recessed lights and blinds to enclose the space for cosiness on cooler days. The private rear yard, which is surrounded by Colorbond fencing, is neat-as-a-pin and super-easy care with artificial turf, garden beds and formed paths. Additional features of this fantastic home are a double auto-door garage with internal access, 10kW solar system, reverse-cycle ducted heating and cooling, double-glazed windows and warm-toned engineered timber flooring in the living zone. The huge Gungahlin shopping precinct with its comprehensive amenities is a convenient five-minute drive away (approx.). Be sure to inspect this fabulous home – you will be delighted!

Features:-
- Single level as-new home opposite wide open spaces of nature reserve
- Well finished with good quality inclusions
- Open-plan living with separate lounge/media room
- Impressive kitchen with Miele appliances, stone bench tops and walk-in pantry
- Main bedroom and second bedroom with ensuites
- Ducted reverse-cycle heating/cooling
- Double glazed throughout
- 10kW solar system
- Super low-maintenance block, artificial turf in private rear yard
- Superb alfresco dining/entertaining area with heat strips and blinds

EER: 5.5
Land Size: 404m²
Living Size: 174m² (approx.)
Land Rates: \$2,839 p.a (approx.)
Land Value: \$526,000 (approx.)