

6 Marron Way, Throsby, ACT 2914

House For Sale

Thursday, 4 April 2024



6 Marron Way, Throsby, ACT 2914

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 448 m2

Type: House



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\$1,199,000 - \$1,259,000

Nestled on a peaceful street within Canberra's burgeoning Throsby suburb, exuding sophistication and comfort, this exceptional family home accommodates four bedrooms and two bathrooms, along with an array of upscale features. Upon entering, a sense of serenity envelops you. An abundance of storage greets you at the front of the house, while further along the hallway, an open-plan kitchen seamlessly integrates with the open plan living and dining area. The accommodation is thoughtfully designed, with four generously sized bedrooms spread throughout the home, each adorned with either built-in or walk-in robes. The master suite, inclusive of a sizable walk-in robe and a pristine ensuite bathroom. The remaining three bedrooms uphold the property's uniformity with their attention to design, space, and quality finishes. Outside, the low-maintenance yard provides convenience and tranquillity. A covered alfresco is perfect for a BBQ space. Sun floods this area and continues throughout the home. * Four-bedrooms, two-bathrooms family home* 195sqm (approx.) internal living, 38sqm (approx.) garage and 12sqm (approx.) porch totalling to 245sqm (approx.) under the roof line* Open-plan kitchen seamlessly integrates with the living and dining area* Large master bedroom with walk-in-robe and ensuite* Built-in robes in other bedrooms* Designer kitchen equipped with electric cooking, dishwasher, ample storage, and walk-in pantry* Electric ducted heating and cooling throughout* Double glazed windows throughout the house* Modern bathrooms with neutral colour schemes* Paved outdoor alfresco area* Low maintenance backyard* Walk-in-laundry with ample storage* Double garage with internal access Rates: \$3,188pa (approx.) Land Tax: \$5,432pa (approx. if rented out) UCV: \$618,000 (2023) Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.