

# 6 Mirri Close, Throsby, ACT 2914



## Sold House

Monday, 14 August 2023

6 Mirri Close, Throsby, ACT 2914

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 489 m2

Type: House



Yash Sethi  
0406551043



Abhi Parashar  
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**\$1,950,000**

**## Inspection 'By Appointment' ##** Practical completion by July 2023 New Door Properties is proud to present 6 Mirri Close, Throsby ACT as a truly stunning example of modern luxury crafted to the highest of standards, this spectacular home will be finished in the next 3-4 weeks and will be ready for you to simply move in, unpack, and enjoy. Anyone who appreciates fine attention to detail will adore this remarkable residence which has been expertly designed to reflect the need for privacy, entertainment, and relaxation for every member of the family. Family life was the focus when the huge family area at the heart of the home was planned and built. This is where the home embraces family life and friends, the light-filled space with state-of-the-art features to ensure every comfort and easy indoor/outdoor entertaining options. The open plan living, and dining area provides a further sense of space, comfort, and richness. On the lower level of this residence, you will find expansive living quarters such as two segregated living areas, a guest bedroom, a theatre room, a featured Bar space, and a luxurious kitchen in the heart of the home. The high ceilings, feature lighting, and double-glazed stacker doors create a seamless connection to the elevated outdoor alfresco area. The striking gourmet kitchen comes with quality 80mm stone surfaces with waterfall edges, premium stainless-steel appliances, and a cellar that is cleverly designed with extensive full-height custom joinery through. Upstairs you have three generous bedrooms with one ensuite and a large main bathroom. The main suite has overlooking reserve views and is fitted out with a large walk-in robe, and a breath-taking bathroom complete with a rain-shower head. This suite also has access to a balcony to enjoy the views. In addition, upstairs there is a lounge and a wet bar. Relax in the tranquillity of the surrounding nature reserve set opposite Mirri Close. Only a few minutes' walk to the Throsby School and not much further to the newly completed Mulligans Flat Woodland Sanctuary there isn't any opportunity in Gungahlin that would challenge this lifestyle on offer here in Throsby. Conveniently, this house is located within minutes of 2 childcare centers and the future Capital Football headquarters. Not much further drive to Gungahlin marketplace and all the amenities that Gungahlin has to offer. Egress in and out of Throsby from the city, airport, and Canberra surrounds is second to none in the Gungahlin region making the ultimate spot for brand new forever home. Call to know more or book you inspection @ Yash Sethi at 0406 551 043 or Abhi Parashar at 0404 525 998

**Property Features:** 4 Bedroom | 3.5 Bathroom | 2 Car garage - 489m<sup>2</sup> Block (approx.)

- Architect-designed home showcasing high-end inclusions, and finishes
- Prime location overlooking Mulligans Flat Natural Reserve
- Stunning Box facade features structural glass, ledge stone cladding, double brick, and wall render
- East-facing frontage with north & east facing aspects to the living areas
- High ceilings and void areas
- 3 living areas including formal lounge, family, meals, and rumpus
- Throughout the house with 40mm stone bench and generous storage
- Kitchen featuring 60mm stone island bench-top with waterfall edges
- Added bulkhead with timber look above benchtop with hanging light in the middle
- Premium stainless steel kitchen appliances including
- Bosch 900mm 6-burner gas cooktop
- Schweigen 900mm silent undermount ducted rangehood
- Bosch series 8 600mm electric oven
- Bosch series 8 600mm steam oven
- Bosch series 6 600mm dishwasher
- Bosch built-in microwave
- 300mm induction cooktop in alfresco
- Custom designer joinery throughout the kitchen, cellar, theatre room, bar, and storage
- Soft-close drawers and cupboards
- Bar with custom joinery with a sink and overlooking the decked alfresco through a 4-panel bi-fold stacker
- Outdoor entertaining Alfresco with induction cooktop & 2 skylights
- 12 x sensor light outside alfresco area (5 in front, 3 at back and 4 on sides)
- 3 well-appointed bathrooms and 2 powder rooms
- Generous bedroom sizes with Built robes
- Ensuite with freestanding bath, double stone top vanity & rain shower
- In-tile heating throughout the house including bathrooms except for laundry and rooms
- Instantaneous gas hot water system
- Double-glazed windows
- Oversized double garage with storage space
- 6 security cameras
- Under-stairs storage space
- Ducted reverse heating and cooling through the house with 8 zones and 2 separate units
- 12.5 KW solar connected
- Acoustic-rated insulation to all internal and external walls
- 2 x continuous flow gas hot water unit
- Video intercom doorbell
- Large solid entrance door with smart lock
- Semi solid core doors throughout
- Stone letter box with feature cladding
- House comes with 120 days maintenance period and structure warranty of 7 years
- NBN connection ready
- It's a complete turnkey setup just unpack and move in
- Practical completion by July 2023

**Property Details:**

- Ground Floor: 198.43 m<sup>2</sup> (approx.)
- Upper Floor: 127.43 m<sup>2</sup> (approx.)
- Garage: 42.06 m<sup>2</sup> (approx.)
- Porch: 6.36 m<sup>2</sup> (approx.)
- Alfresco: 24.75 m<sup>2</sup> (approx.)
- Balcony: 9.50 m<sup>2</sup> (approx.)
- Void: 12.26 m<sup>2</sup> (approx.)
- Total Build: 420.76 m<sup>2</sup> (approx.)
- Block: 489.00 m<sup>2</sup> (approx.)
- Year of built: 2023
- EER: 6.1 stars

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