

66 Shingleback Street, Throsby, ACT 2914

House For Sale

Thursday, 16 November 2023



66 Shingleback Street, Throsby, ACT 2914

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 315 m2

Type: House



Yash Sethi
0406551043



Abhi Parashar
0404525998

Contact agent

The opportunity to purchase the property under land-rent lease is available as well as the opportunity to purchase both the house and land on a regular crown lease. House Only: Offers \$449,000+ Land: \$494,000 the current unimproved land value (UV)
What is Land Rent ? The land is currently on the ACT government's "Land Rent Scheme" with an Unimproved Value (UV) of \$494,000. Eligible owners purchase the house and pay a land rent fee of 2% of the AUV for the land each year whilst owning the house upon the land and may convert to a standard crown lease at any time. Buyers are at liberty to buy the block outright or to keep it under the Land Rent Scheme if they choose to do so and qualify for it. Buyers should make their own enquiries with the ACT revenue office as to their qualification for the Land Rent Scheme if they would like to continue to keep this home's land on the Land Rent Scheme. Land Rent

Information: <https://www.revenue.act.gov.au/home-buyer-assistance/land-rent-scheme>
New Door Properties proudly presents 66 Shingleback St, Throsby it is a truly stunning example of modern fixtures. This spectacular home is ready for you to simply unpack and enjoy. Anyone who appreciates attention to detail will love this stunning abode, expertly designed to reflect the need for privacy and relaxation for the entire family. Set on a generous 315m² parcel of land in one of Gungahlin's most desired suburbs. As you enter this home, you're immediately grasped by upgraded installations and low upkeep living. The home includes 3 decent size bedrooms, a master bedroom with built-in-robe alongside attached ensuite & another 2 bedrooms with built-in-robos. The cutting-edge chef's kitchen is completely equipped with stainless steel appliances and ample storage, making it perfect to cook for your family or entertain for a crowd. The living areas are planned for a growing family and connect seamlessly with an open air low maintenance backyard to appreciate during relaxed nights. Extra features ducted heating and cooling, instant hot water, full size linen for more storage. All of this is set just minutes from local school and picture-perfect parks in Throsby and the surrounding Gungahlin area. Don't miss out on this rare opportunity! Call to know more @ Yash Sethi 0406 551 043 or Abhi Parashar 0404 525 998
Property Features: 3 bed | 2 baths | 1 car garage - 315.00 m² block (approx.) • Single-storey freestanding 3-bedroom house • Master bedroom with built-in-robe & Ensuite • Two additional bedrooms with built-in-robe • Large main bathroom • Carpet to all the bedrooms • Laminate quickstep scratch proof flooring in family living and hallways • Modern kitchen with stone bench top & tiled splashback • Stainless steel kitchen appliances including • 600mm gas cooktop • 600mm externally ducted rangehood • 600mm electric oven • 600mm dishwasher • European laundry • Professionally landscaped low maintenance backyard and front yard • Continues gas hot water system • Centralised ducted reverse cycle heating & cooling • Remote operated single car garage • NBN connected
Property Details: • On ACT Land Rent Scheme • Gross floor area: 150.00m² (approx.) • Block size: 315.00m² (approx.) • EER: 6.0 • Land Rent: \$1,729 per quarter (approx.) • Year of built: 2018 • Land unimproved value (UV): \$494,000 (approx.)
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