

# 7 Dibbler Crescent, Throsby, ACT 2914



## House For Sale

Wednesday, 21 February 2024

7 Dibbler Crescent, Throsby, ACT 2914

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 3**

**Area: 388 m2**

**Type: House**



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## Auction

Nestled in the popular enclave of Throsby, 7 Dibbler Crescent stands as a perfect example of a modern sophisticated home with a resort lifestyle on offer. From the moment you set eyes on its captivating hardwood and blue stone feature facade, you are greeted with a sense of timeless elegance and a refined luxury which continues throughout the home. Positioned at the northern end of Throsby, this home enjoys the best of both worlds – easy access to Gungahlin and all the conveniences, whilst being in a quiet loop street with a picturesque park right opposite and a nature reserve just a leisurely stroll away. The location offers an abundance of natural beauty, with walking tracks beckoning from the doorstep, inviting residents to explore and unwind outdoors. Step inside, and you'll discover a meticulously designed space that seamlessly blends form and function. Architecturally crafted and spread over two levels, this home exudes a sense of effortless sophistication. Boasting four generous bedrooms plus a versatile study area, there's ample space for families of all sizes. The three bathrooms, plus a separate powder room, ensure convenience and comfort for every member of the household. The home offers multiple living zones, including a flexible office/studio room complete with its own kitchenette and separate side access. This space is ideal to run a home business, however, can be just as well utilised as another large living space (or a combination of both). Whether you're hosting guests or seeking a quiet retreat, there's a space to suit every occasion. The seamless indoor-outdoor flow invites you to embrace alfresco living, with expansive outdoor areas perfect for soaking up the sunshine or enjoying evening gatherings under the stars. The alfresco zone features an abundance of space, large skylight and a full outdoor kitchen to complete the package. The heart of the home lies in its impressive designer kitchen, boasting high-quality finishes and premium Miele appliances which come together to create a culinary haven. From the large hidden walk-in pantry and integrated Liebherr fridges to the sleek island bench with ample seating, every detail has been carefully considered to elevate the cooking experience. The luxurious main bedroom suite, complete with a custom ensuite and a spacious walk-through robe is sure to impress, and all bathrooms feature custom joinery and quality fixtures, adding a touch of indulgence to your everyday routine. Outside, the private backyard beckons with its sparkling solar-heated pool, providing the perfect setting for outdoor relaxation and recreation. The additional segregated utility area in the backyard and the large secure driveway with double gates allow for additional parking and a useful space for recreation. With a triple garage, built-in joinery, and ample storage throughout, this home effortlessly combines style with practicality. Embracing sustainable living, the property features a solar system to subsidise your power costs and ensuring a greener footprint for the future. This truly is a home you will need to come along and inspect for yourself to get a full appreciation for what is on offer.

Summary of features:

- Eye catching contemporary home with timeless hardwood & blue stone feature facade
- Conveniently located at the Northern end of Throsby close to the Gungahlin town centre
- Quiet loop street with park opposite & nature reserve at the end of the street
- A secluded pocket of Throsby with an abundance of nature walking tracks just metres from your front door
- Architect designed home set over two levels
- Generous 731m<sup>2</sup> block
- The home has been customised to perfectly suits the block, taking advantage of its long Northerly boundary.
- 4 generous bedrooms + study area
- 3 bathrooms + powder room
- 3 separate living zones (including an office/rumpus with kitchenette, full bathroom and separate access)
- Large format tiles to living area floors
- Carpets to lounge room, rumpus room & bedrooms
- Seamless connection from indoors to the large alfresco zone
- North aspect to side of the block ensuring maximum natural light
- Generous bedroom sizes (all with built in robes)
- Luxurious segregated main bedroom suite with custom ensuite
- Main bedroom suite includes large walk through robe
- Well-appointed bathrooms with customised joinery & quality fixtures
- Large separate laundry with extensive storage
- Custom joinery throughout the home, including tv units, bathrooms storage, laundry & abundance of linen storage
- Reverse cycle ducted heating & cooling throughout the home
- Instantaneous gas hot water system (2 systems)
- Security alarm system + cameras
- Built in speakers to various rooms
- Gas log fireplace to family room
- Outdoor alfresco entertaining area (including electric sun blinds allowing the room to be perfectly suited to each season & time of day)
- Impressive designer kitchen with both size and functionality thoroughly considered
- High quality timber joinery finishes coupled with 50mm premium 'Calacatta Nuvo' stone to breakfast bar
- Large hidden walk in pantry
- Miele premium range appliances, including two ovens, induction cooktop, rangehood & dishwasher
- 2 x Liebherr inbuilt fridges
- Large island bench with undermount sink & plenty of seating room for informal dining.
- Private backyard with sparkling solar heated pool
- Additional segregated yard area separate to pool area
- Large concrete area behind driveway double gates to allow for additional cars/recreation
- Solar system (15.77 Kw)
- Data hub with patch panel to various rooms
- Double glazed windows throughout
- Triple garage with built in joinery and additional cupboards for

maximum storage