

# 76 Mulgara Loop, Throsby, ACT 2914

## House For Sale

Wednesday, 29 November 2023

**Canberry.**

*Live Where You Love*

76 Mulgara Loop, Throsby, ACT 2914

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 450 m2**

**Type: House**



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## AUCTION

Auction Location: On SiteLive where you love...Are you and your family looking for your new home? Look no further because this stunning property has everything you need. With its spacious and versatile floorplan, multiple living areas, and prime location in the highly sought-after suburb of Throsby, this home is sure to impress.As you enter the front door, you'll be greeted by a formal lounge room that can be closed off for privacy or opened to create a seamless flow into the main living and dining area. The heart of the home is the fabulous kitchen with its stone benchtops, modern appliances, ample storage space, and walk-in pantry. From here, you can overlook the living area and out to the alfresco entertaining space.At the rear of the home are four large bedrooms. The master bedroom boasts a walk-in robe and ensuite with his-and-hers vanities. The other three bedrooms all have built-in robes and share a spacious main bathroom with separate bath and shower.Outside, you'll find an alfresco area perfect for entertaining guests. The backyard features synthetic grass for low maintenance upkeep and wraps around to a front courtyard. Plus, just across from this amazing property is Throsby Park—a fantastic place where kids can enjoy playing outdoors.Don't miss out on this fantastic opportunity to own a beautiful home in the highly sought-after suburb of Throsby, and live where you love.At a glance...- A stunning property that has everything you need- A versatile floorplan, multiple living areas, and prime location- Formal lounge at the front that can be closed off for privacy or opened to create a seamless flow into the main living and dining area- The heart of the home is the fabulous kitchen with its stone benchtops, modern appliances, ample storage space, and walk-in pantry- 900mm Gas cooktop- 600mm Electric oven - At the rear of the home are four large bedrooms- The master bedroom boasts a walk-in robe and ensuite with his-and-hers vanities- The other three bedrooms all have built-in robes and share a spacious main bathroom with separate bath and shower- Outside, you'll find an alfresco area perfect for entertaining guests- The backyard features synthetic grass for low maintenance upkeep and wraps around to a front courtyard- Floorboards throughout the home- Ducted reverse cycle heating and cooling- Double glazed windows- Solar hot water system- Just across from this amazing property is Throsby ParkLove the location...- Within 1 minutes' walk to the Joey Park Playground- Within 1 minutes' walk to the bus transportation- Within 2 minutes' drive to the Throsby School- Within 4 minutes' drive to the Gungahlin Town Centre- Within 19 minutes' drive to the Canberra CBDProperty details...Total Living: 198sqmAlfresco: 18sqmPorch: 7sqmGarage: 40sqmTotal Build: 263sqmBlock: 450sqmBuilt: 2018EER: 5.0UV: \$640,000Rates: \$1,007pq (approx.)Land Tax: \$1,808pq (approx. only if rented)Disclaimer: The material and information contained within this marketing is for general information purposes only. Canberry Properties does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.