

8 Barramundi Street, Throsby, ACT 2914

CARTER + CO

House For Sale

Thursday, 13 June 2024

8 Barramundi Street, Throsby, ACT 2914

Bedrooms: 4

Bathrooms: 2

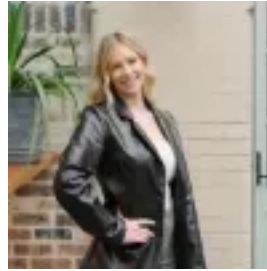
Parkings: 2

Area: 420 m2

Type: House



James Carter And Nik Brozinic
0261763443



Frances Junakovic
0261763443

Auction

The Features You Want To Know. Inclusions and Sustainable Features: + Master bedroom with ensuite and walk-in robe + Four spacious bedrooms with built-in robes + Open-plan kitchen, living and dining + Water point to the fridge + Spacious butlers pantry with wet kitchen + Sizeable laundry with ample storage and external access + Large kitchen with mirror splash-back + Premium Bosch and Electrolux appliances, including: + Electrolux 900mm 5 burners gas cooktop + Electrolux 600 oven + Bosch free-standing dishwasher + Built-in ducted range hood + 1200mm wide entry door + Large double-car garage with built-in shelving and storage + Built-in alarm system (pet friendly) and intercom system + Large bathrooms with walk-in showers; with dual sinks in the main bathroom + Separate powder room with additional vanity + Easy-care front and back yards with Astro-turf and colour bond fencing + Large garden/veggie patch in backyard with built-in irrigation system + Study nook near the kitchen and living for convenience with custom joinery + Multi-zoned ducted heating and cooling, split systems + Ceiling fan in master and living with wireless remote control + Double-glazed windows and doors throughout + Enclosed outdoor alfresco with gas and hot water points for appliances + Rainwater tank capable of integration with the irrigation system + Lockable side gate for access to the backyard + Sanstone retaining walls to the backyard + NBN Connected

Finishes and Features: + 2.7m high ceilings + Feature wall panelling to the entry hallway and battens to living area + Soft closing drawers and doors throughout the home + Italian 1200mm x 600mm floor tiles in living & lounge, hallways and sitting room + Luxurious and large marble benchtops to the kitchen, including an island bench with waterfall edges + Marble bench tops incorporated into living, study nook and bathrooms for a seamless design + Feature ceilings to the kitchen and outdoor areas + Feature bulkheads to the entry sunroom + Polished wooden floorboards in bedrooms + Bright LED lighting throughout the home with additional soft lighting options in living room and main bedroom + Power included to Island bench, garage and outdoor areas + Custom architraves to windows and doors + Powder-coated black door hardware and trims + Square set cornice throughout + Square set windows + Custom window finishes to windows and doors + Bespoke light switches, power and data outlets + Reflective window film to increase privacy to the front, living and back rooms + Custom dog door built into glass

The Location. + 1 Minutes to Throsby School + 3 Minutes to Mulligans Flat Woodland Sanctuary + 6 Minutes to Woolworths Franklin + 7 Minutes to Gungahlin Marketplace + 16 Minutes to Calvary Bruce Private Hospital + 20 Minutes to Canberra Centre

Why You Want To Live Here. Built in 2020, this architecturally designed four-bedroom home is fitted with luxury features throughout and is designed to suit the modern family. Experience the epitome of indoor-outdoor living in this stunning home, featuring expansive bench tops, a butler's pantry, and a seamless transition from the spacious living area to the elegant dining space straight through to the enclosed private alfresco. With Mulligans Flat Woodland Sanctuary just over 1km away, nature is at the doorstep of this fabulous location; giving you access to the Nature Reserve, Running/Walking tracks and playing fields - all within walking distance. Also located in close proximity of the beautiful Throsby Playground with a wide range of colourful and fun equipment for toddlers through to older children, as well as 3 childcare and education facilities, this residence would be perfect for families with children. The open-plan kitchen boasts premium Bosch and Electrolux appliances, complemented by oversized marble benchtops. Expertly designed with custom joinery, a butler's pantry, and a wet kitchen, this space is perfect for any family and ideal for those who love to entertain. The home features multiple living areas, convenient indoor-outdoor space for entertaining, a convenient study nook between the living and kitchen spaces, and a comfortable floor plan. The south-facing front room acts as a sunroom throughout the year, with the sun hitting the home from morning to evening from many different directions. Each of the four generously sized bedrooms includes built-in robes, with the master suite offering a spacious walk-in robe and ensuite. The expansive bathrooms are luxuriously appointed with floor-to-ceiling tiles and marble vanities. Year-round comfort is ensured with a ducted reverse cycle system providing both heating and cooling throughout the home. Outside, there is an alfresco entertaining area and easy-care yards fitted with Astro-turf. Throsby is one of Gungahlin's most sought-after suburbs, offering easy access to the heart of Gungahlin, Horse Park Drive, and an array of parks and walking trails perfect for kids and pets. This spectacular home is sure to impress, so don't miss out - add it to your inspection list.

The Stats You Need to Know! + Block: 10+ Section: 20+ EER: 6+ Block Size: 420m² (approx.) + Internal Living: 180m² (approx.) + Alfresco: 13m² (approx.) + Garage: 39m² (approx.) + Rates: \$3,165 per annum. (approx.) + Land Tax: \$5,385 per annum. (approx.) *only payable if rented + Heating and cooling: Ducted reverse cycle + Rental Estimate: \$870 - \$920 Per Week