

# 9 Verreaux Crescent, Throsby, ACT 2914

STONE

## House For Sale

Friday, 1 December 2023

9 Verreaux Crescent, Throsby, ACT 2914

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 469 m2

Type: House



Sam Dyne

0262538220

## Forthcoming Auction

This property is to be auctioned on a date to be set in early 2024. Offers prior are encouraged. Presenting a six-month-old masterpiece, this Hamptons-inspired haven is meticulously designed to embrace natural sunlight in every corner. Boasting timeless elegance and modern functionality, the residence features four distinct living areas, providing ample space for relaxation and entertainment. From the charming sitting room to the versatile rumpus and study nook, every detail of this home is crafted to perfection. With its fresh, contemporary appeal and a thoughtful layout, this property offers a harmonious blend of style and comfort for a truly exceptional living experience.

**Features Overview:-** Three storey floorplan.- Double-glazed tilt-turn windows throughout.- Located between Mulligan's Flat Nature Reserve and Goorooyaroo Nature Reserves and near parks and ponds for plenty of outdoor activity and a peaceful suburbia; a minutes' drive into Gungahlin Town Centre for shops, restaurants, cafes, transport, schools and other amenities - NBN connected with Fibre to the Premises (FTTP)- Age: 6 months old (built in 2023)- EER (Energy Efficiency Rating): 5.5 Stars

**Sizes (Approx.)- Internal Living:** 233.56 sqm (Ground floor: 110.24 sqm + Upper floor: 96.18 sqm + Lower 27.14 sqm)- **Portico:** 2.45 sqm- **Deck:** 21 sqm- **Garage:** 45.88 sqm- **Total residence:** 302.89 sqm- **Block:** 469 sqm

**Prices:- Rates:** \$960.75 per quarter- **Land Tax (Investors only):** \$1,708.75 per quarter- **Conservative rental estimate (unfurnished):** \$840-\$860 per week

**Inside:-** Hamptons-styled kitchen with an oversized butler's pantry.- Kitchen equipped with a double oven (including airfryer) and 900mm induction cooktop.- Separate study equipped with a recessed space for an artificial fire place.- Upstairs you will find four bedrooms along with a large landing, perfect as a kids play space.- Master bedroom benefits from a walk-in-robe and large ensuite.- Second bedroom also has a walk-in-robe.- Zoned reverse-cycle air conditioning.- Ready-wired for solar panels to be installed.- The lower-level room is perfect as a rumpus or home gym. This room is considered approved living space. (Please note this room requires a floor covering to be installed. Possible options include carpet, gym mats or hybrid flooring.)- Extra large double garage with an abundance of storage space at the end.

**Outside:-** Suspended deck, offering scenic views of Throsby's nature and ponds.- Side access offers storage options for a trailer or caravan.- Please note that landscaping is required at this property. Possible options include a pool, turf or veggie garden.

**Construction Information:-** Flooring: Concrete Slab on Ground- External Walls: Brick Veneer Walls, Lightweight Cladding, Extruded Polystyrene Panels- Roof Framing: Timber Trusses- Roof Cladding: Concrete Roof Tiles- Window Glazing: Double Glazed Windows- Wall Insulation: Thermal Insulated - R2.0- Roof Insulation: Thermal Insulated Ceiling – approx. 300mm thick, Sarking/Foil Insulation installed

Throsby is undoubtedly one of Gungahlin's most popular up and coming suburbs and with easy access to the heart of Gungahlin, Horse Park Drive and a range of parks and walking trails for the kids and pets it is not hard to see why. Nature is just on the doorstep of this fabulous location, Mulligan's Flat nature reserve, with a walking/cycling pathway running along with parameter, playing field just on a walking distance. There are two childcare centres nearby and a future school.

**Inspections:** We are opening the home most Saturdays with mid-week inspections. If you would like a review outside of these times please email us at: [samdyne@stonerealestate.com.au](mailto:samdyne@stonerealestate.com.au).

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