

90 Bettong Avenue, Throsby, ACT 2914

Raine&Horne.

House For Sale

Thursday, 6 June 2024

90 Bettong Avenue, Throsby, ACT 2914

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Aliza Cole
62518289

\$889,000

An entertainer's dream, with a shared designer pool and spacious BBQ area. 90 Bettong Avenue is an architecturally designed four bedroom, two ensuite townhouse floorplan with a little something for everyone. This well-maintained home offers approx. 150m² of living space, with outdoor entertaining for all year round. On the ground floor you will find a well-appointed kitchen, filled with integrated microwave and dishwasher and quality Ariston appliances and stone bench tops, overlooking open plan dining and living area that boasts a 2.7m tall double glaze sliding door that leads to a private courtyard, an ideal place to relax and enjoy the sounds of nature, a powder room for guests and internal access from the single lock up garage and an allocated covered carport just a short walk away. The upper level features a full-size laundry with ample storage and a chute from the third floor for convenience. Two oversized bedrooms with mirrored built-in robes, a master bedroom with well-appointed ensuite, and another that offers the inclusion of a private sun-drenched balcony. To enhance the use of the balcony the owner has converted this bedroom to a theatre room, so you can enjoy watching the football from your balcony whilst cooking a BBQ to entertain friends and family. The top floor features another two oversized bedrooms with mirrored built-in robes, a second master bedroom with an over-sized ensuite bathroom that includes a large shower, separate bath, two-way access, and features floor-to-ceiling tiles. Located just a stone's throw from Goorooyarroo Nature Reserve that joins the beautiful Mulligans Flat Nature Reserve, a short stroll to the Wildbark Tour and Visitors Centre, Woodland Sanctuary, where you can embrace the calming nature and enjoy a well brewed coffee. A few minutes' walk to the new Throsby Primary School and two of the four Early Learning Childcare Centers, approximately a kilometer from the nearest tram stops, Harrison Primary and High School, Mother Teresa Primary School, the all-new Shirley Smith High School, and the Franklin Shopping complex. Take advantage of the cosmopolitan offerings of Gungahlin Town Centre just a 6-minute drive, 18-minute drive to the City Centre and the Canberra Airport. FEATURES: Landscaped shared BBQ facilities with designer pool. Custom made block out blinds throughout. Ariston 75 cm stainless steel gas cooktop with wok burner. Ariston 75cm under mount stainless steel range hood externally ducted. Ariston 60 cm electric built in oven with fully programmable clock and timer. Ariston 60 cm integrated stainless-steel dishwasher and built in microwave. Quality stainless steel double bowl sink. Stone benchtops. LED downlights throughout. Ducted reverse cycle heating and cooling throughout. Double glazed windows and sliding doors. Solar ready. NBN ready - access to fibre-to-the-premises (FTTP) technology. Study Nook. Bathrooms feature floor-to-ceiling tiles. Good storage throughout. Single car garage and allocated covered carpark, Separately metered gas, electricity, and water. Living: 144sqm (approx.) Courtyard: 13sqm (approx.) Balcony: 16sqm (approx.) Approximate Rates: Council Rates: \$634.35 per quarter. Strata Levies (inc. Sinking Admin): \$599.00 per quarter. Potential Rental Return: \$750 - \$800 per week.