

# 12 Brushtail Street, Throsby, ACT, 2914

## House For Sale

Thursday, 26 September 2024



12 Brushtail Street, Throsby, ACT, 2914

**Bedrooms: 5**

**Bathrooms: 4**

**Parkings: 2**

**Type: House**



Alvin Nappilly



Zeta Zervos

## Luxurious in Design Overlooking Mulligans Flats

Featuring a flawless execution, this luxurious masterpiece presents an opportunity not to be missed. This meticulously designed five-bedroom home sits directly across from the picturesque Mulligans flat woodland Sanctuary - a view you will want to enjoy every morning at sunrise.

A wide, welcoming entrance hall leads to a functional floor plan that flows to each thoughtfully designed room. Showcasing a gourmet kitchen equipped with 40mm waterfall stone benchtops, quality appliances, 900mm gas cooktop, a multifunction oven and a stylish walk-in pantry with second cooktop and rangehood. Enjoy spectacular sunrises and sunsets year-round at ease with the quality window coverings and quality stacker slide doors that open to the alfresco area. Alfresco area is covered as a sunroom making it functional all year round.

Positioned on a quiet family-friendly street with only few homes and located opposite the Mulligans flat woodland Sanctuary, a short driving distance to Gungahlin Town Centre, local school catchment zones and arterial roads - this home offers the perfect balance between tranquillity and convenience

- Meticulously designed five-bedroom home in quiet family friendly street
- Located directly across from the picturesque Mulligans flat woodland Sanctuary
- Welcoming wide entrance hall and high staircase void with feature lighting
- Three separate living areas displaying an abundance of natural light
- Decadent kitchen equipped with quality Bosch 900mm appliances & dishwasher
- 40mm stone benchtops, pendant lighting, and quality inbuilt joinery
- Stylish walk-in pantry with second cooking and rangehood
- Stacker slide doors opening out to the exceptional alfresco area turned to a sunroom
- Ducted reverse cycle heating and cooling throughout
- Generous sized master bedroom with opulent ensuite and walk through robe
- Upstairs balcony with panoramic views of the Mulligans flat woodland Sanctuary
- Downstairs bedroom features a lavish ensuite perfect as a guest retreat
- 10.5 kw solar panel system
- 7 camera Security system
- 6.0 EER rating, double glazed windows
- Double internal lock up garage with remote access
- Professionally landscaped gardens with huge garden shed and deck
- NBN connected fibre to the premises
- Located within close proximity to Gungahlin Market Town, University of Canberra, Calvary Hospital, and desirable school catchment areas.

Land - 556 sqm

House Size - 326 sqm

EER- 5.5 stars

Street side orientation: North

All figures are approximate

For further details, please contact Alvin Nappilly by submitting an enquiry below or calling on 0426146118.

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