

**14 Dragon Street, Throsby, ACT 2914**



**House For Sale**

Sunday, 23 June 2024

**14 Dragon Street, Throsby, ACT 2914**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Contact Agent

Town Residential proudly presents 14 Dragon Street, Throsby an epitome of luxury combining the best lifestyle, unsurpassed quality, and design. It is one of the best properties Throsby has offered till date. This stunning 4-bedroom, 2 bathrooms home offers contemporary living with thoughtful design touches, positioned on a sizeable 427m<sup>2</sup> block. The spacious living areas are complemented by beautiful oak timber flooring, large windows, allowing natural light to flood the interiors. Designed and built meticulously to the highest standards by one of the elite builders of Canberra, located in a peaceful suburban area in Throsby. The sleek kitchen boasts stainless steel appliances, gas cooking, butler's pantry with extra oven and cooktop, ample storage, and a large island bench, making meal preparation a breeze. The master bedroom features a luxury en-suite bathroom, large walk-in robe and access to the outdoor alfresco area. Three other bedrooms compliment the home with large wardrobes and one having additional walk-in robe. Ducted and zoned reverse cycle air conditioning will provide year-round comfort. Outside, relax under the covered alfresco area and the low maintenance backyard that provides a serene space for relaxation and outdoor activities. Parking is a breeze with a double garage with remote access and additional off-street parking. The home being conveniently located near parks, local school, new daycare and Gungahlin shopping centre. This stunning home is situated in one of the best neighbourhoods of Throsby, only a short 1-minute walk to the Throsby public School and 360 Early Education Centre. Easy access to the Horse Park Drive, Franklin Woolworths, Gungahlin shopping centre and light rail.

**Property Features:**+ 4 Bed 2 Bath 2 Car+ Master Ensuite with double vanity & large walk-in robe+ Bedrooms with built in robes+ Separate formal living area+ Open plan living & dining+ Spacious kitchen with breakfast bench & fully butler's pantry+ Reverse cycle ducted split heating & cooling system+ LED downlights throughout+ Modern window furnishings+ Large walkthrough laundry with side access + Large outdoor alfresco area opening from the living & master bedroom+ CCTV hardwired system

**What's Nearby:**+ Throsby School+ Wonderschool Throsby+ Insight Early Learning Throsby+ Mother Teresa School+ Harrison Public School+ Woolworths Franklin+ Gungahlin Market Place (5 Min Drive)+ Franklin Woolworths ( 5 Mins Drive)+ Gungahlin Lakes Golf Club (7 Min Drive)+ North Canberra Hospital (15 Min Drive)+ Canberra Centre (20 Min Drive)

**Property Information:**+ Year built: 2021+ Floor Area: 182m<sup>2</sup>+ Double Garage: 36.9m<sup>2</sup>+ Pergola: 15m<sup>2</sup>+ Block: 427m<sup>2</sup>+ Orientation: South West+ EER 6.0+ Rates: \$1,309.22 p/q+ Land Tax: \$1,338.89 p/q