

163 Bettong Avenue, Throsby, ACT 2914

House For Sale

Wednesday, 3 July 2024



163 Bettong Avenue, Throsby, ACT 2914

Bedrooms: 7

Bathrooms: 5

Parkings: 2

Area: 758 m2

Type: House



Yash Sethi
0406551043



Gurjant Singh

By Negotiation

New Door Properties proudly presents 163 Bettong Ave, Throsby, ACT as a truly stunning example of modern luxury crafted to the highest of standards, this spectacular home was built in 2019 and is ready for you to simply move in, unpack and enjoy. Anyone who appreciates fine attention to detail will adore this remarkable residence which has been expertly designed to reflect the need for privacy and relaxation for every family member. Set on a generous 758m² parcel of land in one of Gungahlin's most desired suburbs. Family life was the focus when the huge family area at the heart of the home was planned and built. This is where the home embraces family life and friends, the light-filled space with features to ensure every comfort and easy indoor/outdoor entertaining options. Add to the Family or A Self-Contained Studio Accommodation! Two bedrooms are located downstairs with built-in robes and an ensuite with a separate kitchen with separate appliances. Private entrance with outdoor courtyard for leasing purposes, each room can be leased for \$320 per week (approx.). Also, for the extended family access can be included from the main house. Conveniently, this house is located within minutes of 2 childcare centers and Throsby pre-school. Not much further drive to the Gungahlin marketplace and all the amenities that Gungahlin has to offer. Egress in and out of Throsby from the city, airport, and Canberra surrounds is second to none in the Gungahlin region making the ultimate spot for a forever home. Enjoy a lifestyle second to none, in this finely crafted home, and idyllic location! Don't miss out on the opportunity to own it call to know more @ Yash Sethi at 0406 551 043 or Gurjant Singh 0497 000 007

Property Features: 7 Bedroom | 5.5 Bathroom | 2 Car garage - 758m² Block (approx.)

- Architect-designed home showcasing high-end inclusions and finishes
- Open-plan living across two levels
- Large master bedroom features spacious walk-in wardrobe
- Main bedroom ensuite with dual vanity and floor-to-ceiling tiles
- Three other spacious bedrooms upstairs with built-in robes
- The main bathroom features a wall-hung vanity and bathtub
- Downstairs we have one guest bedroom with walk-in and ensuite
- Extra office room and two self-contained studio
- Extra living space upstairs and private balcony
- Magnificent chef's kitchen showcases an enormous island bench
- kitchen designed to be central to the home with functionality and convenience in mind
- Stone benchtops with extended island bench with waterfall
- Stainless steel appliances in the main kitchen
- 900mm gas cooktop, • 900mm ducted rangehood, • 600mm dual oven
- Spacious butler kitchen with ample cupboard space
- Stainless steel appliances include gas cooktop, ducted rangehood and dishwasher
- Plumbed-in fridge provision
- Soft-close drawers and cupboards
- Spacious laundry with walk-in linen
- The height ceiling through the house is 2.7m
- Video intercom doorbell
- Solar connected for electricity
- Large entrance door with smart lock
- Solid core doors throughout
- Ducted heating and cooling with separate zones
- Double glazing to all windows and doors
- Stunning wide façade
- Tiled alfresco
- Concrete all around the house
- Attractive landscaping at the front & back with low-maintenance turf

Property Details:

- Ground Floor: 213.34m² (approx.)
- Upper Floor: 125.45m² (approx.)
- Garage: 40.20m² (approx.)
- Porch: 16.29m² (approx.)
- Alfresco: 13.14m² (approx.)
- Balcony: 13.23m² (approx.)
- Total Build: 421.65m² (approx.)
- Block: 758.00m² (approx.)
- Street orientation: Northeast facing
- Built: 2019
- EER: 5.0
- Rates: \$2000 per qtr (approx.)

Location:

- Short walk to Throsby pre-school and childcare
- Walking distance to Joey Park Throsby playground
- Short walk to Mulligans Flat Nature Reserve
- Short drive to Gungahlin town center approx 7 minutes
- Short drive to Amaroo shops approx 8 minutes

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