

# 6 Yellowfin Street, Throsby, ACT 2914

STONE

## House For Sale

Wednesday, 3 July 2024

6 Yellowfin Street, Throsby, ACT 2914

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 250 m2

Type: House



Sam Dyne

0262538220

**\$799,000+**

Property to be auctioned on-site on Saturday 27 July at 12:00pm with offers welcome prior. Welcome into your modern haven of warmth and light – a stylish and easy-maintenance home in Northern Canberra where every corner is designed to enhance your lifestyle. Presenting the well-sought North-facing orientation, this home bathes its open-plan dining-family room in natural light from dawn to dusk, creating a space that feels vibrant and comfortable. The heart of this home, the island kitchen, invites culinary creativity and social gatherings. Imagine preparing meals with loved ones, where conversations flow as effortlessly as the design itself. The kitchen is more than a place to cook; it's a stage for cherished moments, whether it's a quiet breakfast or a lively dinner party. From the family room and laundry is a seamless integration of the indoors and outdoors, and the low-maintenance front and back outdoor spaces extend your living area, perfect for unwinding or entertaining, with minimal up-keep. This home is crafted for those who value convenience and practicality while incorporating style. Ample storage throughout ensures everything has its place, allowing you to maintain a tidy, clean environment. With a built-in clothesline and dedicated spaces for every need, daily chores become simple and efficient, freeing up more time for the moments that truly matter. With 6 Yellowfin Street, embrace a lifestyle where modern design meets the effortless living the fresh region of Throsby has to offer, only a short drive to nearby amenities and every day feels just right.

**Features Overview:-** North facing- Single level floorplan- Located a short drive into Gungahlin Town Centre and Harrison-Franklin centres for shops, restaurants, cafes, transport options, schools and other amenities- NBN connected with Fibre to the Premises (FTTP)- Age: 5 years (built in 2019)- EER (Energy Efficiency Rating): 5.5 Stars Sizes (Approx.)- Internal Living: 116 sqm- Garage: 18 sqm- Porch: 2.2 sqm- Total residence: 136.20 sqm- Block: 250 sqm Prices:- Rates: \$696.78 per quarter, approx.- Land Tax (Investors only): \$1,133.45 per quarter, approx.- Conservative rental estimate (unfurnished): \$650-\$680 per week

**Inside:-** Open-plan, North-facing dining-family room provides plenty of natural light throughout the day- Island kitchen layout with stone benchtops- Brand new AEG dishwasher- Bosch appliances - Plumbed fridge- Floor-to-ceiling tiles in both bathrooms- Built-in buffet in living room- Ensuite and walk-in wardrobe to master bedroom- Dedicated laundry room- Double roller blinds throughout- Ducted, zoned and wifi connected reverse cycle air conditioning- Ample storage throughout

**Outside:-** 6.1kW solar system with Fronius Smart inverter- Easy-maintenance front and back outdoor space accessible from family area and laundry- Built-in clothesline

**Construction Information:-** Flooring: Waffle pod concrete slab- External Walls: Brick veneer and compressed fibro cladding- Roof Framing: Timber: Truss roof framing- Roof Cladding: Concrete roof tiles- Window Glazing: Single glazed windows- Wall Insulation: Thermal insulation value approximately R-2.0- Ceiling Insulation: Thermal insulation value approximately R-4.0 with reflective foil

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 an inspection outside of these times please email us at: [samdyne@stonerealestate.com.au](mailto:samdyne@stonerealestate.com.au).

**Disclaimer:** The material and information contained within this marketing is for general information purposes only. Stone Gungahlin does not accept responsibility and disclaims all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.