

**68 Barramundi Street, Throsby, ACT, 2914**



**House For Sale**

Friday, 9 August 2024

68 Barramundi Street, Throsby, ACT, 2914

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## The easiest family living that Throsby has to offer.

### What you see:

Morning sunrises over Sammy's Hill reserve, easy, low maintenance single level living in a residence that still feels brand new. A functional family home originally designed by owner/architect to maximise space with a north facing, sun filled living room and private outdoor spaces framed by established gardens. Walking distance to Throsby school, and only minutes to the Gungahlin hub.

### What we see:

Everything there is to love about a Throsby address.

### See more:

Elevated, single level home close to reserve

Gourmet kitchen with stone waterfall benchtops, soft close joinery, undermount sink and walk in pantry

Quality appliances include Bosch gas stove, electric oven, built in microwave and dishwasher

Open plan living and dining

Private theatre room designed to extend the living area with media system, in-built speakers and block out curtains

Seamless connection between indoor and outdoor alfresco

Expansive master suite with walk in robe and ensuite

Three additional oversized bedrooms with built-in robes

Fifth bedroom/study

Main bathroom and ensuite with quality finishes

Covered alfresco

Double garage with internal access and automatic roller door

Ducted reverse cycle heating and cooling

Double glazing

Sheer curtains

Ample storage throughout the home

Low-maintenance, reticulated gardens

NBN connected

6.6kw solar panels and three phase power

Within 2 minutes' walk to Throsby School

Within 2 minutes' walk to Reserve walking trails

Within 5 minutes' drive to Harrison shops

Within 6 minutes' drive to Shirley Smith High School

Within 7 minutes' drive to Gungahlin CBD

Within 20 minutes' drive to the Canberra City

Total Living: 182m<sup>2</sup>

Garage: 36m<sup>2</sup>

Block Size: 420m<sup>2</sup>

Built: 2020

EER: 6

Rental Range: \$950 - \$990 p.w

Rates: \$3,027 p.a

Land Tax: \$5,478p.a

UCV (2023): \$590,000

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