

# 71 Dunnart Circuit, Throsby, ACT, 2914

## House For Sale

Friday, 19 July 2024



71 Dunnart Circuit, Throsby, ACT, 2914

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Value Packed Bespoke Home

An exquisite home, built with meticulous attention to detail and luxury future-forward inclusions, this executive family residence provides a unique sanctuary like nothing you've ever seen before. A grand entrance awaits, with soaring high ceilings and warm interiors with in-slab hydronic heating throughout and ducted reverse cycle air conditioning. The home provides three separate living areas in a segregated formal sitting room, theatre room fully equipped with split-level flooring and an outstanding living and dining room, encased by floor to ceiling Quantum range double glazed glass windows. A kitchen akin to the pages of Home Beautiful provides a three tiered steam, induction microwave and fan-forced Miele ovens, 1200mm induction cooktop, built-in water filtration and to add the cherry on top, a stunning butler's pantry, with an additional gas cooktop, sink and hidden away fridge cavity. Relax and enjoy the outdoors rain or shine under the electric motorised Vergola and heated six meter swim spa with jets.

This is a very special residence a home that needs to be seen in person. A brilliant trifecta; lifestyle, comfort and resort style living all in one.

- Private viewings welcomed
- In-slab hydronic heating with solar heating
- Ducted reverse cycle air conditioning and heating
- Cinema room with 125inch screen, recliner chairs and acoustic insulation
- Raised high ceiling in the living room
- Smart home technology applied to living room lights and blinds
- Miele Appliances including steam oven, built-in microwave oven, oven and dishwasher
- 1200mm induction cooktop - Double overhead cupboards to kitchen
- Butlers pantry with additional gas cooktop, sink, fridge cavity and storage
- Under sink water filtration and Steibel Electron hot water unit - LED strips to bedrooms and wardrobes
- Bristan digital smart shower mixers with temperature control
- 20m2 approx. electric motorised Vergola - 6m swim spa with jets and heat pump
- Outdoor shower for swim spa
- 7.4Kw Premium Plus Three Phase Solar System with Premium Fronius inverter
- Aluminium Composite Panel Garage Doors with WIFI control
- Full length storage cupboard in garage
- Pipeline grey epoxy hyper flake drive-way, garage and outside areas

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