

**44 Barramundi Street, Throsby, ACT, 2914**

**CARTER + CO**

**Land For Sale**

Thursday, 1 August 2024

44 Barramundi Street, Throsby, ACT, 2914

Type: Land

## Build Your Dream Home on Barramundi

### The Features You Want To Know!

- + 437m<sup>2</sup> corner block of land
- + Backing on to the nature reserve
- + Located on a quiet spot at the highest point of Throsby
- + Stunning views
- + Northern aspect on the longer boundary facing the street offers near perfect solar orientation, maximising natural light and minimizing shadow from neighbouring homes
- + Not associated with a builder, so you have the flexibility to design your dream home
- + Surrounded by other high quality homes
- + DA exempt plans for a 2 storey house (Plans available on request)
- + Located within minutes to schools, child care, recreation facilities and shops
- + Quick connections to Horse Park Drive making commuting to the city, airport, and broader Canberra area effortless.
- + Hand-picked by the current owners with a vision of creating an energy efficient home with beautiful views

Don't miss out on this rare opportunity to secure a prime price of Throsby real estate!

### Why You Want to Live Here!

Discover an incredible opportunity to build your dream home at 44 Barramundi St, Throsby. This generous 437m<sup>2</sup> parcel of land is nestled in a quiet and exclusive section of Throsby, offering nature at your doorstep. With no builder attachment, the choice is entirely yours.

Imagine waking up every morning to the stunning sunrise from your master suite, overlooking expansive nature reserve views. The tranquility of the surrounding nature reserve provides a serene backdrop for your new home.

Conveniently located, this block is just a few minutes walk to the newly completed Throsby School and the Mulligans Flat Woodland Sanctuary. It's also close to two childcare centers and the future Capital Football headquarters. A short drive will take you to the Gungahlin Marketplace, offering a range of amenities and conveniences.

Egress in and out of Throsby to the city, airport, and surrounding Canberra regions is second to none in the Gungahlin area, making it the ultimate spot to build your brand-new forever home. Don't miss this exceptional opportunity to create your perfect living space in Throsby.

### The Stats You Want to Know.

Block: 1

Section: 23

Division: Throsby

Land Size: 437m<sup>2</sup> (approx.)