

74 Bettong Avenue, Throsby, ACT 2914

LUTON

Townhouse For Sale

Wednesday, 10 July 2024

74 Bettong Avenue, Throsby, ACT 2914

Bedrooms: 4

Bathrooms: 2

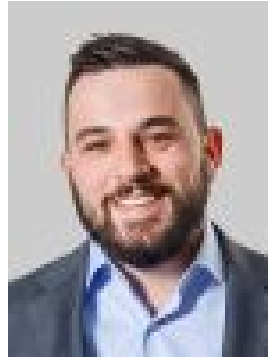
Parkings: 2

Area: 160 m2

Type: Townhouse



Damien Neron
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Corbin Eslick
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By Negotiation

Immerse yourself in natural light in this beautifully designed townhouse, featuring stylish and modern finishes throughout. The open-plan living area is spacious and inviting, with glass sliding doors that lead to a low-maintenance courtyard, perfect for relaxing. As you enter, you will appreciate the abundance of space on the ground floor. The open-plan layout includes a beautiful kitchen with added storage, stainless steel appliances, an integrated dishwasher, a gas cooktop, and a combined living and dining area with laminate flooring. A study nook off to the side adds to the functionality. Upstairs, you will find the carpeted bedrooms. The master bedroom boasts a generous ensuite, while the remaining bedrooms, located on both the top and middle levels, feature mirrored built-in wardrobes, roller blinds, and screen-away block-out blinds. Bedroom three is conveniently located downstairs, also with a built-in wardrobe with mirrored sliding doors. Located in the highly sought-after suburb of Throsby, this townhouse is close to an abundance of parks and bike paths, and directly across the road from Throsby Primary School. Enjoy the benefits of a city lifestyle with a 5-minute drive to Gungahlin Town Centre and a 15-minute drive to Canberra City Centre. Features: • Garage with internal access and additional car space • Complex amenities include a designer pool and BBQ facilities • Stone benchtops • Ducted reverse-cycle heating and cooling throughout • NBN ready • Continuous hot water • Crimsafe screens on front door and sliding door • Ample storage throughout • Separate laundry with laundry chute • Bathrooms featuring floor to ceiling tiles • Balcony off one bedroom • Across the road from Throsby Primary School Tenanted until 10/2024 Residence: 160.74m² Garage: 21.22m² UV: \$10,760,000 (2024) Rates: \$663 p.q. (approx.) Land tax: \$826.14 p.q. (approx.) BC: \$591.79 p.q. (approx.)