

**2 Bandicoot Street, Throsby, ACT, 2914**



**House For Sale**

Wednesday, 23 October 2024

2 Bandicoot Street, Throsby, ACT, 2914

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Well Maintained Fairly New and Modern Family Home with Solar Panel

Prepare to be captivated by this exquisite, stylish, and inviting three-bedroom family home. Designed with your comfort in mind, it offers a seamless flow between the spacious dining and living areas, providing ample space for all your family activities. The tiled flooring throughout bathes the home in natural light, creating a warm and welcoming atmosphere from the moment you step inside. Transition effortlessly from the living room through the expansive sliding doors to the covered and tiled Alfresco area, overlooking a low-maintenance courtyard - the perfect setting for outdoor dining and leisurely relaxation.

Enter the expansive open-plan kitchen, boasting sleek stone benchtops, tiled splash-back, ample space for a double door refrigerator, and a generously sized built-in pantry. Indulge in culinary delights with top-of-the-line appliances, including a Westinghouse 900mm 5-burner gas cooktop and oven, and a brand-new dishwasher.

Unwind in the carpeted main bedroom, complete with a walk-in wardrobe and a double vanity ensuite, while the two additional carpeted bedrooms feature built-in mirror door wardrobes.

Experience luxury and functionality in the stylish bathrooms, featuring a double vanity ensuite and a main bathroom with a bath, adorned with heat lights and tiled throughout, radiating elegance and cleanliness.

Stay connected with the NBN-connected home, complete with a spacious 2.1m wide study nook and ample linen storage, creating the ideal home office environment. Enjoy the convenience of a double garage with internal access, ensuring seamless entry even on rainy days.

Laundry tasks are a breeze with the spacious laundry offering extra storage space to accommodate both your washing machine and dryer, enhancing functionality and convenience throughout the home.

Step into the inviting courtyard surrounded by verdant landscapes, providing a sanctuary from the hustle and bustle of everyday life. Discover the meticulously crafted gardens adorned with artificial turf, a tranquil water pond attracting birds, and enchanting floral arrangements. Equipped with a retractable hose reel, effortlessly maintain the low-maintenance garden or give your car a thorough wash on the driveway. Delight in the serene ambiance, perfect for picnics amidst the lush greenery and hosting gatherings with friends and family.

Moreover, this residence offers modern conveniences such as a 3.3kw solar panel system, delivering significant reductions in electricity expenses. Enjoy year-round comfort with ducted air conditioning featuring reverse cycle heating and cooling. Access entertainment effortlessly with a rooftop TV antenna connection. Plus, take advantage of the large backyard water tank, perfect for conservation efforts or tending to your garden's needs.

This home conveniently positioned near major thoroughfares, enjoy easy access to a myriad of amenities including schools, childcare facilities, shopping centers, and dining precincts, striking the perfect balance between urban convenience and suburban serenity.

6 mins driving to The Gungahlin Marketplace, Gungahlin Light-rail Station, shops, and restaurants

15 mins drive to Canberra Airport, Ikea, Costco

4 mins walk to Insight Early Learning, Throsby (Childcare)

3 mins drive to Wonderschool or 360 Early Education, Throsby (Childcare)

6 mins walk to Joey Park Playground, Throsby

Surrounded by prestigious schools such as Thorsby Public School, Harrison Primary, Mother Teresa School Harrison, Burgmann High, and Gungahlin College

### Feature List:

Main bedroom with walk-in wardrobe and double vanity bathroom

Two bedrooms with mirrored built-in wardrobe

Spacious and throughout tiled dining and living with access to a covered courtyard

Blinds, curtains, and sheers are included for windows

2.1m wide Study nook with an ample linen for storage

Secured double garage with remote control and internal access

Custom-designed shoe cupboard featuring a clothes hanging rail conveniently located next to the internal access point of the garage

Kitchen with stone benchtops, Westinghouse 900mm oven, gas cooktop, and butler's pantry

Ducted air-con with reverse cycle heating and cooling

Rainwater tank servicing plants watering

Low-maintenance backyard and garden  
Easy care birds attracting garden with a water pond  
3.3kw solar panel system, saving on your electricity bills  
Gas hot water system ensures cost-effective energy use.  
Rooftop TV Antenna connected  
NBN connected  
Brand new dishwasher

Don't miss the opportunity to make this exceptional property your home - schedule your viewing today and experience the epitome of contemporary living firsthand.

Property details:

- Living Area: 135.68m<sup>2</sup>, Garage: 36.57m<sup>2</sup>
- Block size (approximately) 352m<sup>2</sup>
- Currently rented, lease ends in mid-April 2025
- Rent: \$730 per week
- Land rates: approximately \$747.8 per quarter
- Land tax: approximately \$1354.07 per quarter (for investors only)
- EER: 5.5