

**14/56 Kunapalari Street, Throsby, ACT, 2914**

**Townhouse For Sale**

Wednesday, 4 December 2024



THE  
PROPERTY  
COLLECTIVE

**14/56 Kunapalari Street, Throsby, ACT, 2914**

**Bedrooms: 3**

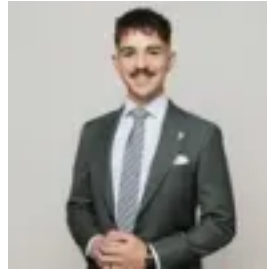
**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Lisa Silberberg  
0416227666



Chevy Dolan  
0413544030

## Contemporary townhome in a desirable location.

Step into a townhouse that combines modern style with comfort and convenience. From the moment you enter, the spacious living area offers a warm, inviting atmosphere, flowing effortlessly into a north-east facing courtyard that's perfect for enjoying the outdoors with minimal upkeep. Whether you're hosting friends or relaxing in the sun, this low-maintenance space is ideal for both.

The kitchen is a true standout, featuring stone benchtops, stainless steel appliances, and ample storage-perfect for everything from quick meals to cooking up a storm for family and friends.

Upstairs, the oversized bedrooms provide a restful retreat. The main bedroom is a spacious haven with an ensuite and wall-to-wall built-in robes. Bedrooms 2 and 3 both have their own private balcony, offering a peaceful escape when you need it most.

Equipped with ducted reverse cycle heating and cooling, this townhouse ensures you're comfortable all year round. Plus, with double glazing, you can enjoy quiet, energy-efficient living. The double garage with a remote control door offers convenience and plenty of space for your vehicles or extra storage.

With thoughtful design and high-quality finishes, this townhouse offers the perfect low-maintenance lifestyle. Arrange an inspection today and see for yourself

The perks.

- Spacious open-plan living.
- North-east facing low-maintenance courtyard.
- Modern family sized kitchen with stone benchtops and stainless steel appliances including; gas cooktop, electric oven, rangehood, and dishwasher.
- Oversized main bedroom with ensuite and built-in robes.
- Bedrooms 2 & 3 are both generously sized with built-in robes and balcony.
- Downstairs powder room & separate European style laundry
- Ducted reverse cycle heating and cooling.
- Double-glazed windows for efficiency and quiet.
- Double garage with remote control door.
- Moments to Wonderschool Day Care, Early Learning Centre, Throsby Primary, and a short commute to Gungahlin Town Centre.

The numbers.

- Build: 2019
- Ground Living: 51.69 m<sup>2</sup> approx.
- Upper Living: 71.39m<sup>2</sup> approx.
- Total Living Area: 123.08m<sup>2</sup> approx.
- Garage Area: 40.30m<sup>2</sup> approx.
- Total Area: 163.38m<sup>2</sup> approx.
- Courtyard: 37m<sup>2</sup> approx.
- Balcony: 14m<sup>2</sup> approx.
- EER: 6.0
- Strata: \$806 p/q
- Rates: \$753 p/q
- Rental Estimate: \$670 - \$700 p/w