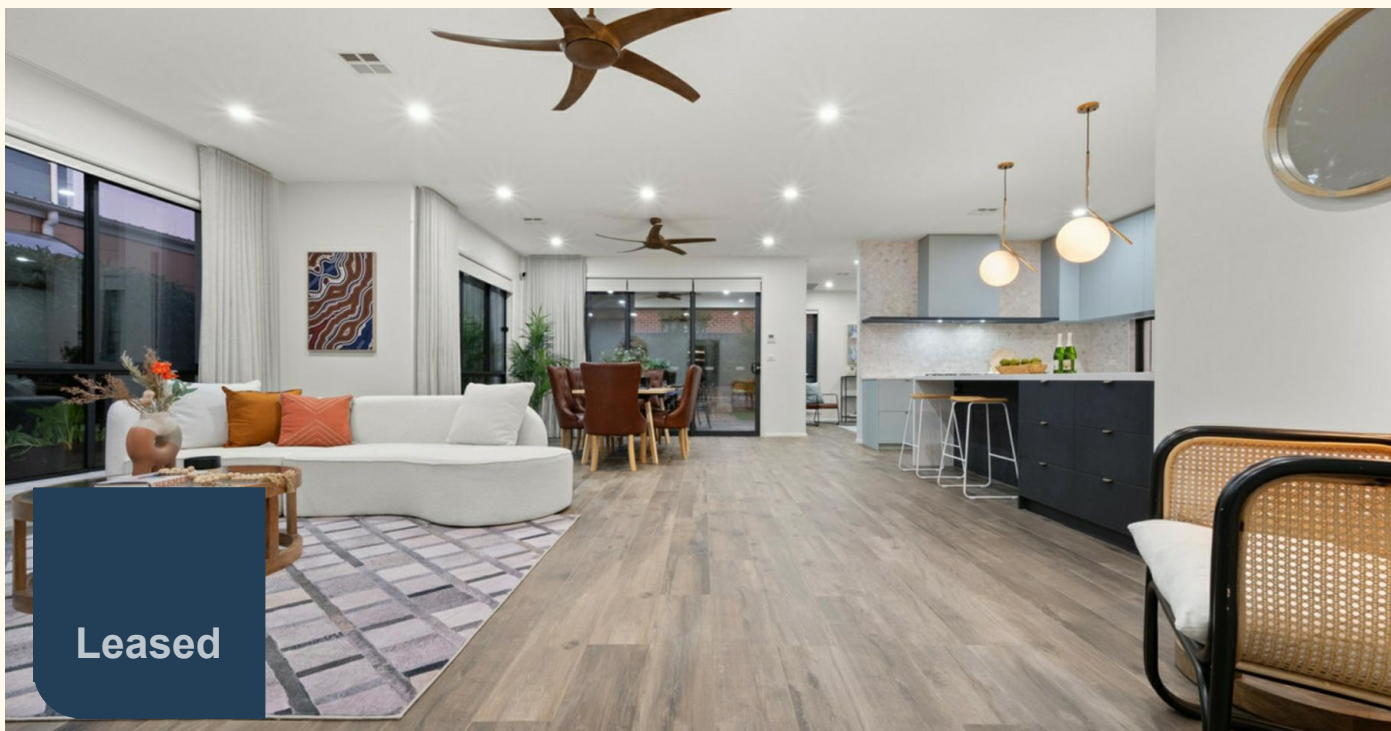


56 Mulgara Loop, Throsby

Charming Spacious Home In Throsby

Nestled in the heart of Throsby, this delightful house Mulgara Loop offers the perfect blend of comfort and convenience. The home is designed with an open plan layout, providing ample space for both relaxation and entertainment. Its modern finishes and thoughtful design make it a warm and inviting space for families or professionals looking to settle in a vibrant community. .

Throsby is known for its family-friendly atmosphere and proximity to a range of amenities. Enjoy easy access to local parks, walking trails, and recreational facilities that cater to an active lifestyle. The suburb's growing reputation as a community-centric area means there are plenty of opportunities to engage with friendly neighbors and participate in local events. With shopping centers and schools just a short drive away, including Gungahlin College, everything you need is right at your doorstep.

Features include:

- Multiple living areas
- Modern finishes
- Ceiling fans
- Built-in wardrobes

5 3 2

FOR RENT

Please Call

AGENTS

Jenna Cattanaach

0487 128 589

jenna.cattanaach@ljhcanberracity.com.au

AGENCY

LJ Hooker Canberra City

(02) 6249 7700

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



- Solar panels and solar battery
 - Spacious bedrooms
- No current EER

This property complies with the current minimum ceiling insulation standard.

Suburb Snapshot:

Throsby is a designated suburb of Canberra in the district of Gungahlin. The suburb is adjacent to the suburbs of Kenny and Harrison and is bounded by the Federal Highway to the east, the ACT/NSW border to the north, Horse Park Drive to the south and the Goorooyarroo nature reserve to the west. The suburb is named after the explorer Charles Throsby who was one of the first Europeans to open up the lands west of the Blue Mountains to grazing and agriculture.

The cleared part of the suburb has two arms, the east arm is the head of Sullivans Creek, and there is a larger northern arm. The high point of Throsby is 656 metres near 'Old Joe' Hill on the easterly arm. The low point of the suburb when it is built is 610 meters where the creek drains towards the east.

Disclaimer:

Please note that while all care has been taken regarding general information and marketing information compiled for this rental advertisement, LJ HOOKER CANBERRA CITY does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. We encourage prospective tenants to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.

PETS:

Please be aware that at all stages of tenancy this property requires consent to be sought from the lessor for the keeping of any pets at the premises. Consent must be provided before any pets are at the premises.

RENTING BOOK:

https://www.act.gov.au/data/assets/pdf_file/0006/2608620/Renting-Book-January-2026.pdf

EER ★★★★★★

MORE DETAILS

Property ID	2FY7FHK
Property Type	House
EER	6
Including	Ducted Cooling Ducted Heating Balcony Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Solar Panels

Jenna Cattnach 0487 128 589

Property Investment Manager |
jenna.cattnach@ljhcanberracity.com.au

LJ Hooker Canberra City (02) 6249 7700

1st Floor, 182 - 200 City Walk, CANBERRA CITY ACT 2601
canberracity.ljhooker.com.au | sales@ljhcanberracity.com.au

