







12 Pilliga Street, Throsby

An absolutely stunning executive-level home...

12 Pilliga Street, Throsby is a unique executive-level family home that boasts a contemporary dual-wing design that segregates the living areas from the bedrooms.

The quality and level of inclusions is impeccable, including high ceilings, Bosch appliances, Italian tiles in the bathrooms and chandelier at the entry.

Situated on a generous flat 882 m² block, this stunning family home offers over 390m² under roof and includes a one-bedroom self-contained unit or teenagers' accommodation.

Step inside and the wide front entry opens to reveal a 5.1m void that includes a stunning '42 light - Gold Empress Crystal Basket Chandelier'.

The main residence includes:

Four bedrooms;
Three bathrooms (Ensuites to the main bedroom and bedroom four);
Formal living;

5 4 2

FOR SALE
$1,950,000+

VIEW
Sat 7th Nov @ 12:30PM - 1:15PM

AGENTS
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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.

Rumpus;
Open plan family/dining room; and
An exceptionally well-appointed kitchen with butlers' pantry.

The kitchen is ultra-modern and comes complete with butler's pantry, 900mm induction cooktop, microwave convection oven, integrated dishwasher, 60mm stone bench tops, plenty of cupboard space as well as a larder.

The focal point of the home, and perfect for dinner parties, is the combined dining/family room that includes a stunning feature fireplace.

The front living room, fourth bedroom (and ensuite) provide a segregated space from the main living area; ideal for the extended family or visiting guests.

There's also a rumpus room which has sliding door access to the backyard.

The main bedroom is exceptionally spacious and includes an opulent ensuite as well as an enormous walk-in robe.

Bedrooms two and three are also quite spacious and sit either side of the main bathroom.

The upper-level includes a library/gallery that can accommodate WFH setup. The one-bedroom apartment includes a combined open-plan living, kitchenette, balcony and its own external access.

The home also includes double glazed windows throughout, a 19 kw solar array, 46 kw battery, ducted RCAC and heat pump hot water system.

In brief:

Executive level family home,
Outstanding contemporary design,
Double glazed windows throughout,
2.7m ceilings on the ground floor
Self-contained one-bedroom apartment,
Five large bedrooms in total,
Four bathrooms
Open plan dining and family room
Formal living
Rumpus with backyard access
Prayer room/study nook
Spacious kitchen + butler's pantry
Ilve gas cooktop and range hood in the butler's pantry
Stone benchtops,
Island bench with Schweigen cassette extractor above
Stone splash backs in the main kitchen, pantry and laundry
2 x Induction cooktop,
2 x convection oven
gas cooktop,
Continuous gas hot water
Fully integrated refrigerator & dishwasher
Built-in Siemens plate warmer
Ducted RCAC
Heat pump hot water system
19 kw solar array
46kw battery
Covered alfresco dining area
Double garage
Double door entrance with smart lock
Complete home water filtration

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Smart home lights
Italian feature tiles in all bathrooms
Synergii shower panel in the main ensuite
Spa bath in the main bathroom
Space and plumbing ready for an in-wall aquarium at the entry
NBN: FTTP
278m² lower floor
68.34m² upper floor (apartment)
395m² total floor area under roof
29 m² alfresco
6.5m² balcony
48m² garage
3.08m² porch
1.57m² Studio entry
Block 882m²
Aspect: NNW
Rates: approx. $5000 (tbc)
Land tax: approx. $7000 (tbc)
UV: tbc

For further information or to arrange an inspection:

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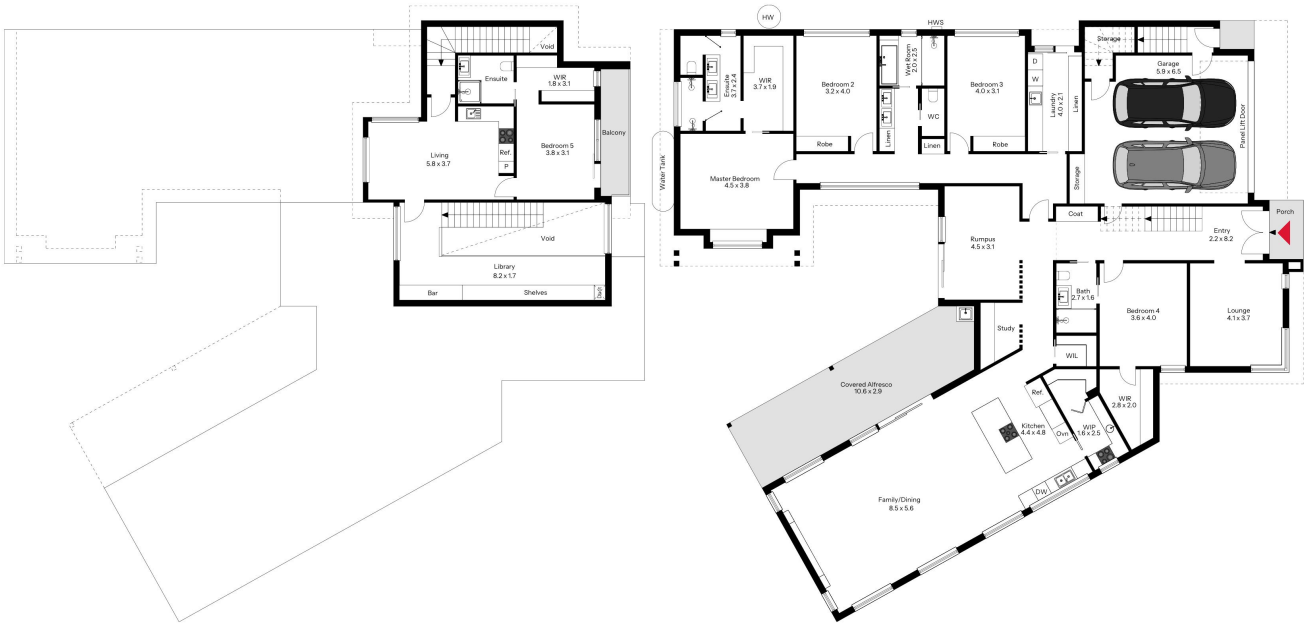
MORE DETAILS

Property ID	379UGCY
Property Type	House
House Size	346.4 m2
Land Area	882 m2
EER	5
Including	Study
	Air Conditioning

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Upper Floor

Lower Floor

The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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