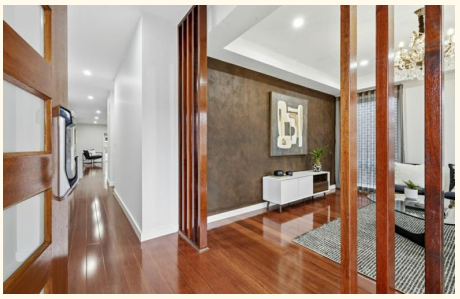

151 Bettong Avenue, Throsby

AUCTION This Saturday 18th 10:00am

Auction Location: On Site

Sophisticated Family Living in the Heart of Throsby

Positioned in one of Gungahlin's most sought after suburbs, this beautifully appointed single level residence offers the perfect combination of modern luxury, family functionality, and effortless living. Built in 2019 and thoughtfully designed with quality finishes throughout, this impressive four bedroom home presents an exceptional opportunity for growing families seeking space, comfort, and convenience.

Set on a generous 420m² block, the home boasts an expansive 246m² of internal living, delivering a versatile floorplan that caters to both everyday living and entertaining. Light filled interiors are enhanced by stunning bamboo floorboards, creating a warm and inviting atmosphere from the moment you step inside.

At the heart of the home, the designer kitchen is sure to impress, featuring premium Bosch appliances, gas cooking, ample storage, and quality finishes that combine practicality with contemporary style.

4 3 2

FOR SALE
Auction

AGENTS

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker

Multiple living areas provide flexibility for families of all sizes, while seamless indoor outdoor flow makes entertaining effortless year round.

Accommodation includes four generously sized bedrooms, with the master suite offering a private retreat complete with its own ensuite. The additional bathrooms are beautifully appointed, ensuring comfort and convenience for family members and guests alike.

Designed with energy efficiency and year round comfort in mind, the home features ducted reverse cycle heating and cooling, solar panels, and an instantaneous gas hot water system. A double garage with internal access further enhances the practicality of this outstanding residence.

Location Highlights:
- Close to Margaret Hendry School, local parks, and playgrounds
- Surrounded by nature reserves, walking trails, and open green spaces
- Minutes from Gungahlin Town Centre, Marketplace Gungahlin, local cafes, shops, restaurants and other essentials
- Easy access to Horse Park Drive and major arterial roads
- Approximately 20 minutes to Canberra CBD
- Convenient access to public transport and future infrastructure developments

Features:
- Spacious single level family home built in 2019
- Four generous bedrooms and three well appointed bathrooms
- Double garage with internal access
- Premium Bosch appliances with gas cooking
- Multiple living and entertaining areas
- Bamboo floorboards throughout living spaces
- Ducted reverse cycle heating and cooling
- Solar panel system for improved energy efficiency
- Instantaneous gas hot water system
- Modern family friendly floorplan
- Positioned in a highly desirable and growing suburb

Essentials:
" Internal Living: approx. 246m²
" Land Size: approx. 420m²
- Rates: approx. $878 pq
- EER: 6 Stars
- Year Built: 2019
- Rental Appraisal: $900 - $950 per week

Disclaimer:
Disclaimer: All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.

Photography Disclaimer: Some images may have been virtually staged to better showcase the true potential of the rooms and spaces in the home. Alternatively, while the property may have been staged for photography, it might be vacant during your inspection.

EER ★★★★★★

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MORE DETAILS

Property ID	2FZQFHK
Property Type	House
House Size	246 m2
Land Area	420 m2
EER	6

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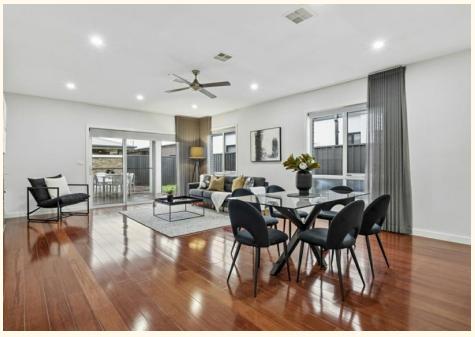

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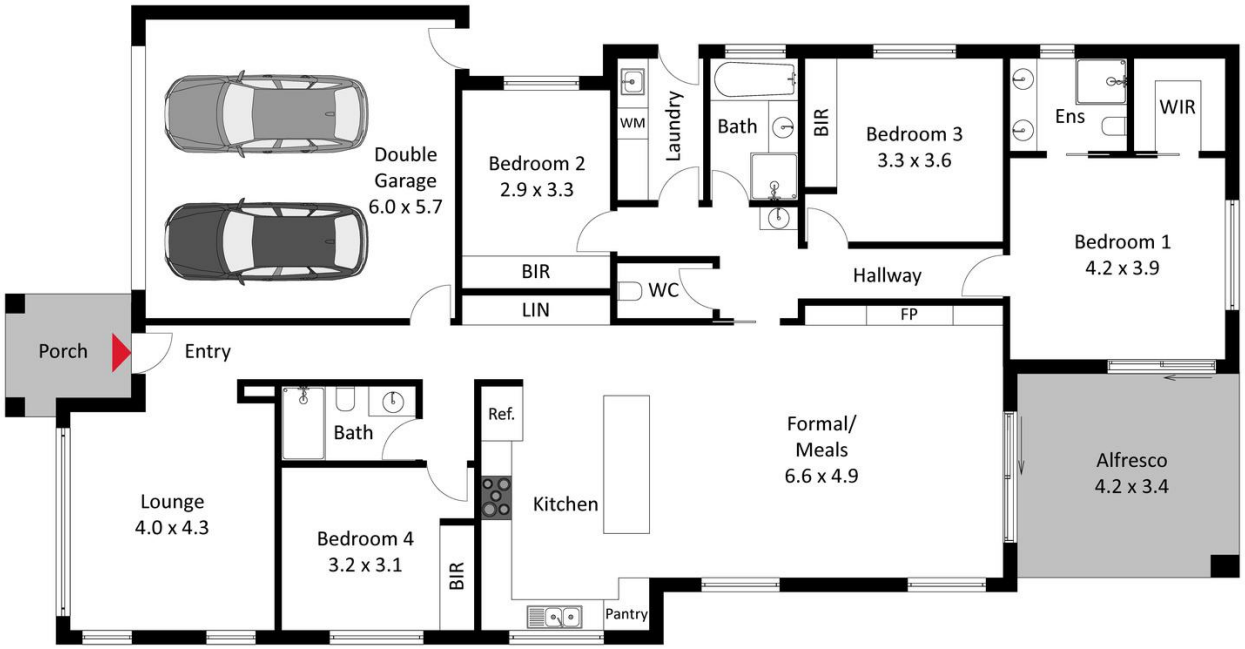

The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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