

## Throsby, 2 Verreaux Crescent

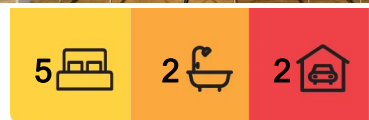
### High Calibre Family Living

Throsby is well and truly thriving, boasting some of the Gungahlin region's most enviable homes. Location with easy access to the bustling Gungahlin Town Centre and great public transport and road links to Canberra's CBD and beyond, you and your family will love all that Throsby has to offer. The house itself is a modern and spacious double storey home that spans across 237sqm of internal living plus garage on a 557sqm block of land. This home truly embodies the perfect balance between indoor and outdoor living. Built with a meticulous attention to detail, this home showcases a high level of inclusions, fixtures, and fittings that will impress even the most discerning buyer. Situated in one of the most desirable locations in the Gungahlin region, this property offers easy access to arterial roads, making commuting a breeze.

- Custom kitchen joinery with walk in pantry
- Reverse cycle heating and cooling
- Reverse cycle split systems upstairs



**Disclaimer:** 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.



**For Sale**  
By Negotiation

**View**  
Sat 10th May @ 10:00AM - 10:30AM

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**EER** ★★★★★★

**LJ Hooker Gungahlin**  
(02) 6213 3999

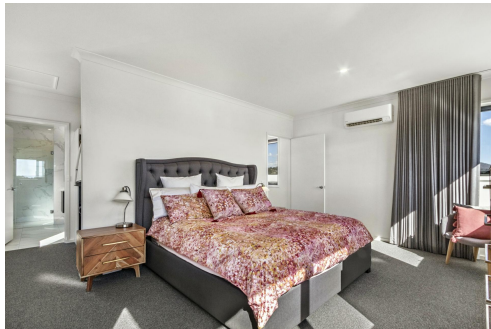
- Multi purpose room - study/5th bedroom
- Under floor heating in ensuite
- Double garage with internal access
- Alfresco off the main living area
- Formal living and open plan kitchen/dining
- Both the front gardens and backyard are all low maintenance
- Close proximity to nearby reserve and playground
- Within 8 minutes' walk to the Throsby School
- Within 7 minutes' drive to the Gungahlin Town Centre
- Within 19 minutes' drive to the Canberra CBD
- Living: 237sqm Garage: 36.2sqm Total Build: 277.9sqm Block: 557sqm

## More About this Property

Property ID	357DGCY
Property Type	House
House Size	277 m2
Land Area	557 m2
EER	6
Including	Study Air Conditioning Carpet/Tiles/Laminate flooring

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Ground Floor



Upper Floor

The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

2 Verreaux Crescent, Throsby

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