







21 Glider Crescent, Throsby

A Statement in Design and Lifestyle

A McDonald Jones display home executed at a level rarely seen.

Every element reflects a standard far beyond typical construction. Strong architectural lines, expansive proportions and a layout designed with precision create a home that feels both refined and effortless. The kitchen anchors the space with stone surfaces, premium appliances and a fully appointed butler's pantry, delivering both presence and performance.

The outdoor setting is where the home makes a statement. A full-scale alfresco cabana extends the living environment into a private, resort-style space designed for entertaining at a high level. Overlooking a striking plunge-style water feature, it delivers atmosphere, scale and a sense of luxury without compromise.

Accommodation has been equally well executed, with a privately positioned master suite and generously scaled secondary bedrooms, all finished with consistency and attention to detail.

This is a standard rarely achieved - and immediately recognised.

4 2 2

FOR SALE
By Negotiation

AGENTS

Estephano Cardenas
0415 423 006
ecardenas@ljhgungahlin.com.au

Troy Thompson
0408 694 917
troy.thompson@ljhooker.com.au

AGENCY

LJ Hooker Gungahlin
(02) 6213 3999

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.

LJ Hooker

Why this property captivates:

- McDonald Jones display home built to a level of finish and detail rarely seen
- Expansive open-plan living and dining zones designed for seamless flow and entertaining
- 2.7m square set ceilings enhancing space, light and overall presence
- Designer kitchen with premium appliances, stone surfaces, integrated fridge/freezer and a fully appointed butler's pantry
- Full-scale alfresco cabana creating a true outdoor entertaining environment
- Striking plunge-style water feature adding a resort-inspired element without the upkeep of a full pool
- Integrated misting system to the outdoor area enhancing comfort during warmer months
- Electric blinds to the main bedroom and living areas adding convenience and a refined touch
- Double glazed windows throughout for improved insulation, comfort and efficiency
- Multiple living zones offering flexibility for families and entertaining
- Privately positioned master suite with walk-in robe and a well-appointed ensuite
- Generous secondary bedrooms with built-in storage
- 14kW Solar system with a tesla battery storage enhancing energy efficiency
- Ducted reverse cycle air conditioning zoned for year-round comfort
- Positioned opposite Mulligans Flat Reserve in a quiet street surrounded by quality homes

Proximity to Amenities:

" Within 1 minute walk to the café precinct directly opposite
- Within 3 minutes' drive to local parks, playgrounds and open green spaces
- Within 4 minutes' drive to Throsby School and nearby childcare options
" Within 6 minutes' drive to Amaroo Village for supermarkets, cafés and everyday essentials
- Within 8 minutes' drive to Gungahlin Marketplace offering extensive retail, dining and commercial amenities
- Within 9 minutes' drive to Yerrabi Pond and surrounding walking trails and recreational areas
- Within 10 minutes' drive to Gungahlin College
- Within 12 minutes' drive to major supermarkets and additional retail hubs
- Within 20 minutes' drive to Canberra City via main arterial roads for direct CBD access



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.

MORE DETAILS

Property ID	36G3GCY
Property Type	House
House Size	258 m2
Land Area	549 m2
EER	6

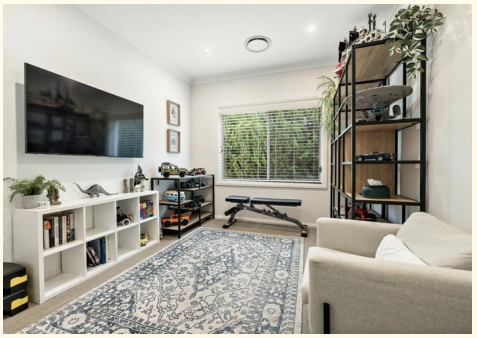
Estephano Cardenas 0415 423 006
Licenced Agent ACT | ecardenas@ljhgungahlin.com.au
Troy Thompson 0408 694 917
Director / Licensed Agent ACT/NSW |
troy.thompson@ljhooker.com.au

LJ Hooker Gungahlin (02) 6213 3999
Suite 2C, Level 1, Gungahlin Village, 46-50 Hibberson Street,
GUNGAHLIN ACT 2912
gungahlin.ljhooker.com.au | gungahlin@ljhooker.com.au











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.