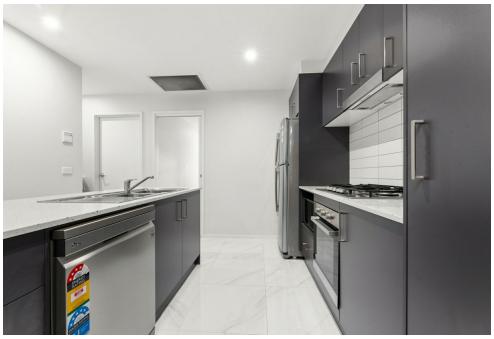








Throsby, 21 Yellowfin Street

WE WANT YOUR ATTENTION

4 3 2

What value !!!!!! This 4 bedroom 2 story home with study nook is great value when you look at all it has to offer. With the master segregated, two living areas, double garage, three bathrooms, levelled block, located within the thriving and convenient suburb of Throsby - what more could you want and need!

Set over 142m2 of opulent living, the thoughtful design spans across two levels and offers a versatile and family-friendly floor plan that caters perfectly to modern living. The suburb of Throsby allows residents to enjoy the ultimate convenience with easy access to the Gungahlin town centre, local public school, upcoming Kenny High School, childcare centres and the main arterial roads such as Horse Park Drive and the Federal Highway.

As you enter the home the lower level includes two living spaces, an open plan kitchen, laundry, powder room, the master with walk in robe and ensuite. The second level comprises of three bedrooms, the main bathroom with separate toilet, and a study nook.

For Sale
$890,000+

View
ljhooker.com.au/34AQGCY

Contact

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EER ★★★★½

LJ Hooker Gungahlin
(02) 6213 3999

LJ Hooker

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.

The home has ample amounts of storage, contemporary interiors and all year comfort with reverse cycle ducted heating and cooling. You will receive ample amounts of light, sun and views of Throsby from the upstairs bedrooms.











Features:

•4 generously sized bedrooms
•Master suite segregated with WIR and ensuite on the ground floor, providing privacy and comfort as a guest suite or for elderly people unable to use stairs
•3 bedrooms all with oversized built in robes
•Open plan kitchen, dining and living space
•Kitchen with stainless steel appliances, gas cooktop, stone benchtop
•Contemporary interiors
•Main bathroom with bathtub
•Separate powder room
•Study nook
•2 car garage (37m2 approx.)
•Reverse cycle ducted heating and cooling
•Cost effective with solar panels
•Generously sized laundry with outside access
•Ample amounts of storage
•Stone kitchen benchtops
•Two separate living areas
•Short distance to Gungahlin Town Centre and light rail connectivity

Estimated rental income: $750.00 to $800.00 per week

More About this Property

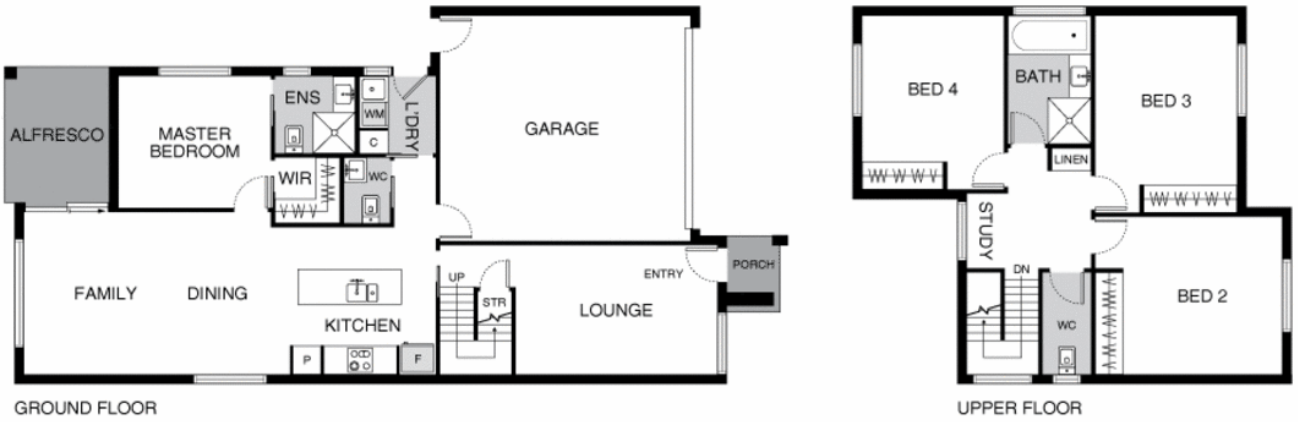
Property ID	34AQGCY
Property Type	House
House Size	142 m²
Land Area	250 m²
EER	4.5

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Floor Plan



THIS FLOORPLAN IS INDICATIVE ONLY. DIMENSIONS ARE APPROXIMATE. ALL INFORMATION CONTAINED IS GATHERED FROM SOURCES WE BELIEVE TO BE RELIABLE. WE CANNOT GUARANTEE ITS ACCURACY AND INTERESTED PARTIES SHOULD RELY ON THEIR OWN ENQUIRIES.

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