

56 Mulgara Loop, Throsby

A Statement of Luxury Opposite the Pond

Auction Location: In Room - LJ Hooker Canberra City Auction HQ




This architecturally designed residence features the rare combination of refined luxury, family functionality, and premium craftsmanship.

Occupying a generous 485sqm block and offering over 330sqm under roof, this custom-built five-bedroom, three-bathroom home showcases exceptional attention to detail at every turn.

Thoughtfully curated by professional interior and landscape designers, the home features sophisticated finishes, bespoke styling, and high-end inclusions throughout.

Expansive living spaces, water views, and beautifully landscaped low-maintenance gardens combine to create a home of remarkable quality and lifestyle appeal.

At the heart of the home, the designer chef's kitchen impresses with premium SMEG appliances, an integrated Schweigen rangehood, and a highly functional layout including a Butlers Pantry designed for effortless entertaining.

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AUCTION

Wed 17th Jun @ 6:00PM

VIEW

Wed 27th May @ 5:40PM - 6:10PM

AGENTS

Ben Jones
0420863351
ben.jones@ljhookerprojects.com.au

AGENCY

LJ Hooker Canberra City
(02) 6249 7700

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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**

Outdoors, enjoy a professionally landscaped garden complete with mature plantings and smart automated irrigation and lighting systems - creating the perfect balance of tranquility and practicality.

Features Include:

- Prime position directly opposite Throsby parklands and pond
- Professionally designed interiors with premium curated finishes throughout
- Multiple living and entertaining zones across two expansive levels
- Designer curtains, sheers and blinds by Chadwick Designs
- Award-recognised main bathroom featured in Houzz Magazine
- Two Daikin zoned ducted heating and cooling systems
- Two gas hot water systems for added convenience
- 6.6kW solar system with 10kW battery storage
- Alucom (Crimsafe) security screens to all outdoor entrances
- Smart automated irrigation system with multiple garden zones
- Smart automated outdoor garden lighting
- Professionally landscaped gardens designed by a landscape architect
- Walking distance to Throsby School
- Close proximity to three childcare centres

Land Size: 485sqm approx.

Living Size: 330sqm approx.

Built: 2020

Rates: \$940/qtr

Land Tax: \$1,812/qtr

EER: 6 Stars

All figures are approximate.

MORE DETAILS

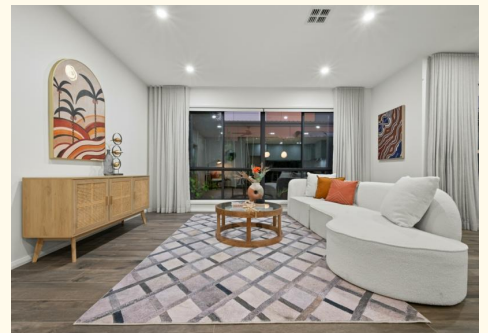
Property ID	2FRKFHK
Property Type	House
EER	6
Including	Ducted Cooling Ducted Heating Balcony Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Solar Panels

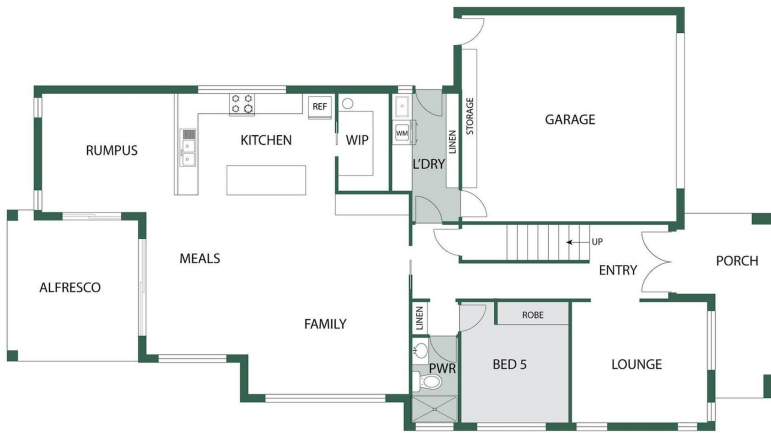
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ACT & NSW Licensed Agent. | ben.jones@ljhookerprojects.com.au

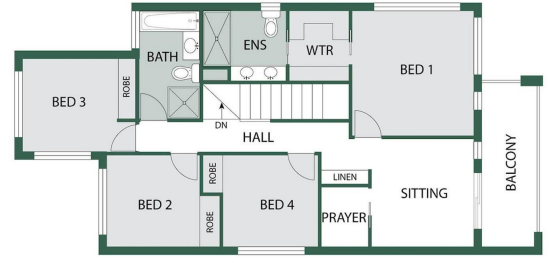
LJ Hooker Canberra City (02) 6249 7700

1st Floor, 182 - 200 City Walk, CANBERRA CITY ACT 2601
canberracity.ljhooker.com.au | sales@ljhcanberracity.com.au





Ground Floor



First 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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