




6 Bettong Avenue, Throsby

Chic, Low-Maintenance Living in a Perfect Position

Welcome to this light-filled, modern townhouse, quietly positioned at the end of the row and offering privacy, ease and a lovely connection with nature. The entry is through an enclosed front courtyard straight off the street, leading into a bright open-plan living space with high ceilings and tiled floors that flow through the common areas.

Downstairs you'll find the main bedroom with ensuite and a substantial built-in wardrobe, while upstairs offers two further bedrooms plus a handy study nook - ideal for working from home or homework. Large windows throughout fill the home with natural light, creating a calm, airy feel. From upstairs you can enjoy beautiful views across the nature reserve and down to the pond, a gentle reminder you're surrounded by greenery, not just suburbia.

The modern kitchen features stone benchtops and gas cooking, and comfort is assured year-round with ducted reverse-cycle air-conditioning. Outside, a private decked courtyard provides an inviting space for entertaining or enjoying your morning coffee in peace. A remote double garage at the rear offers secure parking with easy internal access. The location is ideal - peaceful, yet with effortless access to Horse Park Drive, quality schools, shopping and daily

3  2  2 

FOR SALE
By Negotiation

AGENTS

Peta Barrett
0499 044 028
peta.barrett@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**

conveniences all within easy reach.

If you're after a stylish home that blends privacy, modern living and proximity to nature - with everything you need close by - 6 Bettong Ave could be the perfect fit.

- Private end-of-row townhouse with street-facing courtyard entry
- Three bedrooms (main with ensuite) plus an upstairs study nook for flexible living
- Light-filled open-plan layout with high ceilings and modern kitchen with stone benchtops and gas cooking
- Ducted reverse-cycle air-conditioning and secure double garage with remote access
- Easy-care, secure, low-maintenance gardens and private courtyard for outdoor entertaining
- Close to Throsby School, a modern primary school just minutes away
- Easy access to parks, reserves and green spaces, with Mulligans Flat Nature Reserve close by
- Shopping, dining and major conveniences only a short drive away, including Gungahlin Town Centre
- Quick access to Horse Park Drive and key arterial roads, ideal for avoiding busy-time traffic

Note: Some images are digitally styled. Please rely on your physical inspection.

Stats:

Living space: 163sqm approx.

Rates: \$2,854.61pa

Land tax (only if rented): \$3,908.90pa

Body corporate: \$1289.59 per quarter

Year built: 2019

EER: 5 stars

MORE DETAILS

Property ID	3654GCY
Property Type	Townhouse
EER	6
Including	Air Conditioning Ducted Heating Views High Ceilings Private

Peta Barrett 0499 044 028

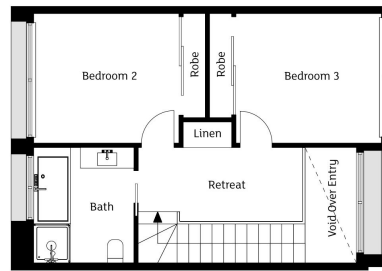
Licensed Agent | peta.barrett@ljhooker.com.au

LJ Hooker Gungahlin (02) 6213 3999

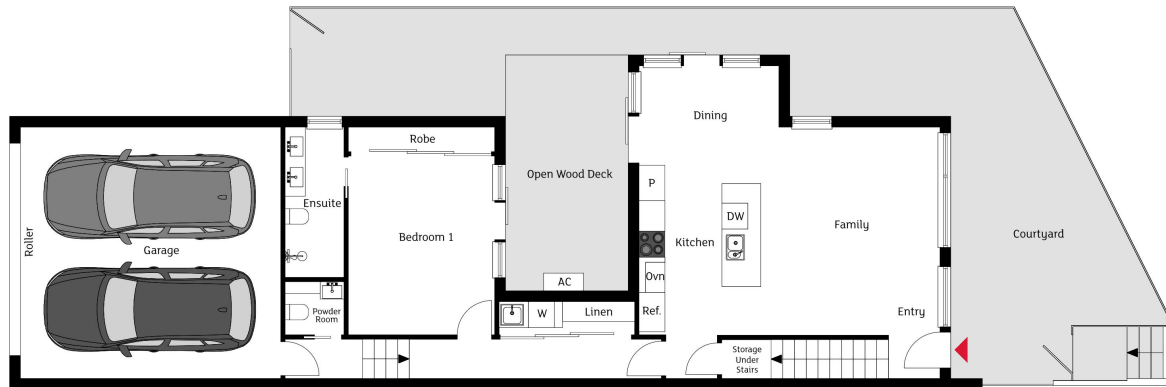
Suite 2C, Level 1, Gungahlin Village, 46-50 Hibberson Street,
GUNG AHLIN ACT 2912

gungahlin.ljhooker.com.au | gungahlin@ljhooker.com.au





First Floor



Ground 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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