



6b Freshwater Street, Throsby

Immaculate, Light Filled, Low-Maintenance Living

Positioned within a well-maintained and thoughtfully designed complex, this immaculate townhouse offers a great balance of light, space and easy-care living in a highly convenient Throsby location. The entry is through an enclosed front courtyard straight off the street, offering easy access.

From the moment you step inside, the home feels bright and welcoming. The north-facing open plan living and dining area is filled with natural light, with expansive floor-to-ceiling windows adding to the sense of openness. The space flows easily out to the front courtyard, also north-facing, where a retractable awning provides shade in the warmer months, making it a comfortable extension of the living area year-round.

At the heart of the home, the kitchen is both stylish and practical. Featuring stone benchtops, a breakfast bar, quality appliances and plenty of cupboard space, it works equally well for everyday living and entertaining.

Upstairs, the accommodation is well proportioned, with all three bedrooms offering ample built-in wardrobes. The main bedroom

3  2  2 

FOR SALE
\$719,000

VIEW
Sat 9th May @ 11:10AM - 11:40AM

AGENTS
Peta Barrett
0499 044 028
peta.barrett@ljhooker.com.au

AGENCY
LJ Hooker Gungahlin
(02) 6213 3999

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 **LJ Hooker**

includes its own ensuite, while the additional bedrooms are serviced by a well-appointed main bathroom. A powder room downstairs adds further convenience for visitors.

The home has been immaculately cared for and is complemented by ducted reverse cycle heating and cooling throughout, providing comfort across all seasons. The addition of solar panels helps keep running costs down, with electricity bills typically minimal or sometimes non-existent.

Outside, the low-maintenance courtyard is framed by established shrubs and plantings, creating a private and easy-care outdoor space. Residents of the complex also enjoy access to shared facilities including a swimming pool and barbecue area, ideal for relaxed weekends.

Car accommodation is ideal with a secure oversized garage with remote entry, plus a second additional allocated car space. Additionally, there is visitor car parking in the complex and plentiful street parking right outside.

Ideally located just moments from local schools, public transport and the light rail, the home also offers easy access to Gungahlin Town Centre and major arterial roads to the airport and the City. Parks, Mulligans Flat walking trails and sporting facilities are all close by, adding to the overall lifestyle appeal.

Key features:

- Three-bedroom townhouse in a well-maintained complex
- Main bedroom with ensuite plus additional main bathroom
- Powder room located on the ground floor
- All bedrooms with ample built-in wardrobes
- North-facing open plan living filled with natural light
- Floor-to-ceiling windows enhancing space and brightness
- Stylish kitchen with stone benchtops, ample cupboard space, breakfast bar and quality appliances
- North-facing front courtyard with retractable awning
- Low-maintenance gardens with established shrubs and plantings
- Solar panels helping to reduce day-to-day energy costs
- Ducted reverse cycle heating and cooling throughout
- Oversized single garage plus a second allocated parking space
- Access to complex swimming pool and barbecue facilities
- Close to schools, transport and Canberra light rail
- Easy access to Gungahlin Town Centre and arterial roads to the airport and City
- Nearby parks, Mulligans Flat walking trails and sporting facilities

Stats:

Upper Level: 67.69sqm

Lower Level: 50.52sqm

Garage: 21.45sqm

Rates: \$2,730.76pa

Body corp: \$609.32per quarter

Land tax (only if rented): \$3,477.53pa

Year built: 2022

EER: 6 stars

EER 

MORE DETAILS

Property ID 36TUGCY
Property Type Townhouse
EER 6

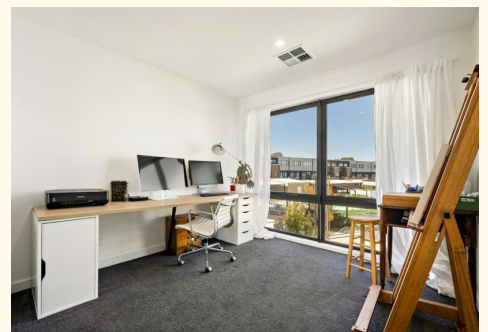
Peta Barrett 0499 044 028

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

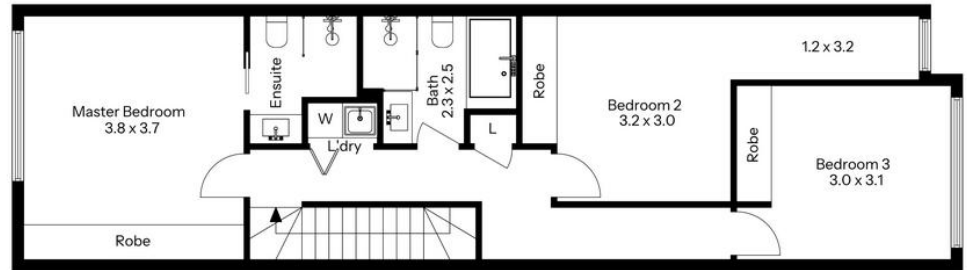
LJ Hooker Gungahlin (02) 6213 3999

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

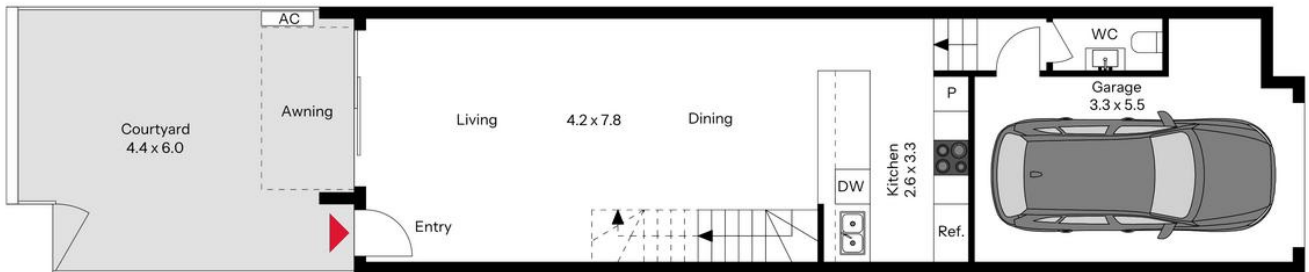
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First Floor



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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