

89 Bettong Avenue, Throsby

3 2 2

Modern Comfort & Family Convenience in Prime Throsby Location

FOR SALE
SOLD - \$681,000

AGENTS

Hamid Muradi
0424 858 600
hamid.muradi@ljhookerprojects.com.au

AGENCY

LJ Hooker Canberra City
(02) 6249 7700

Perfectly positioned in one of Gungahlin's most sought after suburbs, this spacious and modern townhouse offers the ultimate blend of comfort, convenience, and lifestyle. With quality finishes, thoughtful design, and energy efficient features, this home presents an excellent opportunity for families, first home buyers, or investors alike.

Step inside and be welcomed by a generous open plan layout that seamlessly connects the dining, lounge, and kitchen areas, ideal for both relaxed living and entertaining. The well appointed kitchen boasts gas cooking, ample bench space, and quality appliances, perfect for the family chef. A private courtyard offers the ideal space to enjoy your morning coffee or host weekend BBQs.

Upstairs, you'll find three well sized bedrooms, including a luxurious master suite complete with its own ensuite and built in wardrobes. The home features two modern bathrooms designed with functionality and style in mind, along with ducted heating and cooling to keep you comfortable year round.

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

This home also showcases a strong commitment to energy efficiency, with 18 solar panels and electric hot water helping to reduce your energy bills. With a single lock-up garage and an additional car space, there's ample room for the growing household.

Located within walking distance to Throsby Primary School, local childcare centers, and picturesque parkland, this home offers a lifestyle of ease and accessibility. Enjoy the serenity of a family-friendly neighbourhood while being just minutes from Gungahlin Town Centre, public transport, and major arterial roads.

Features:

- Spacious open-plan dining and lounge areas
- Well-equipped kitchen with gas cooking
- Three generous bedrooms, master with ensuite
- Two modern bathrooms
- Ducted heating and cooling throughout
- 18 solar panels for energy efficiency
- Electric hot water system
- Private courtyard for outdoor enjoyment
- Single garage + additional car space
- Family-friendly location, close to schools and parkland
- Low-maintenance lifestyle in a contemporary setting

Essentials:

- " Total Size: 115.39m²
- EER: 6.0
- Body Corporate Fees: \$610 per quarter (approx.)
- Rates: \$2,073 annually (approx.)
- Rental estimate: \$700 - \$720 per week

MORE DETAILS

Property ID	2E7FFHK
Property Type	Townhouse
EER	6

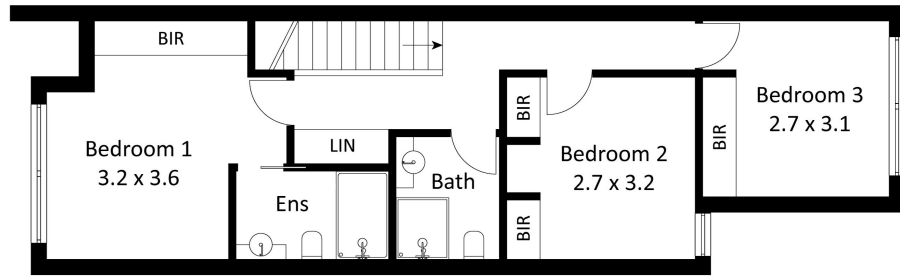
Hamid Muradi 0424 858 600

Sales Consultant | hamid.muradi@ljhookerprojects.com.au

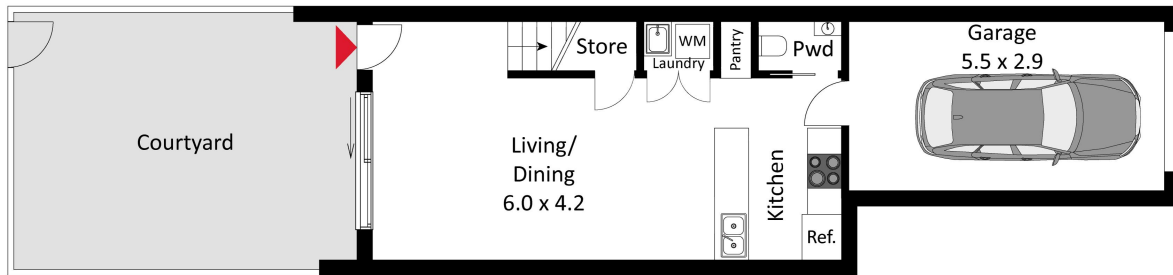
LJ Hooker Canberra City (02) 6249 7700

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





Upper 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.