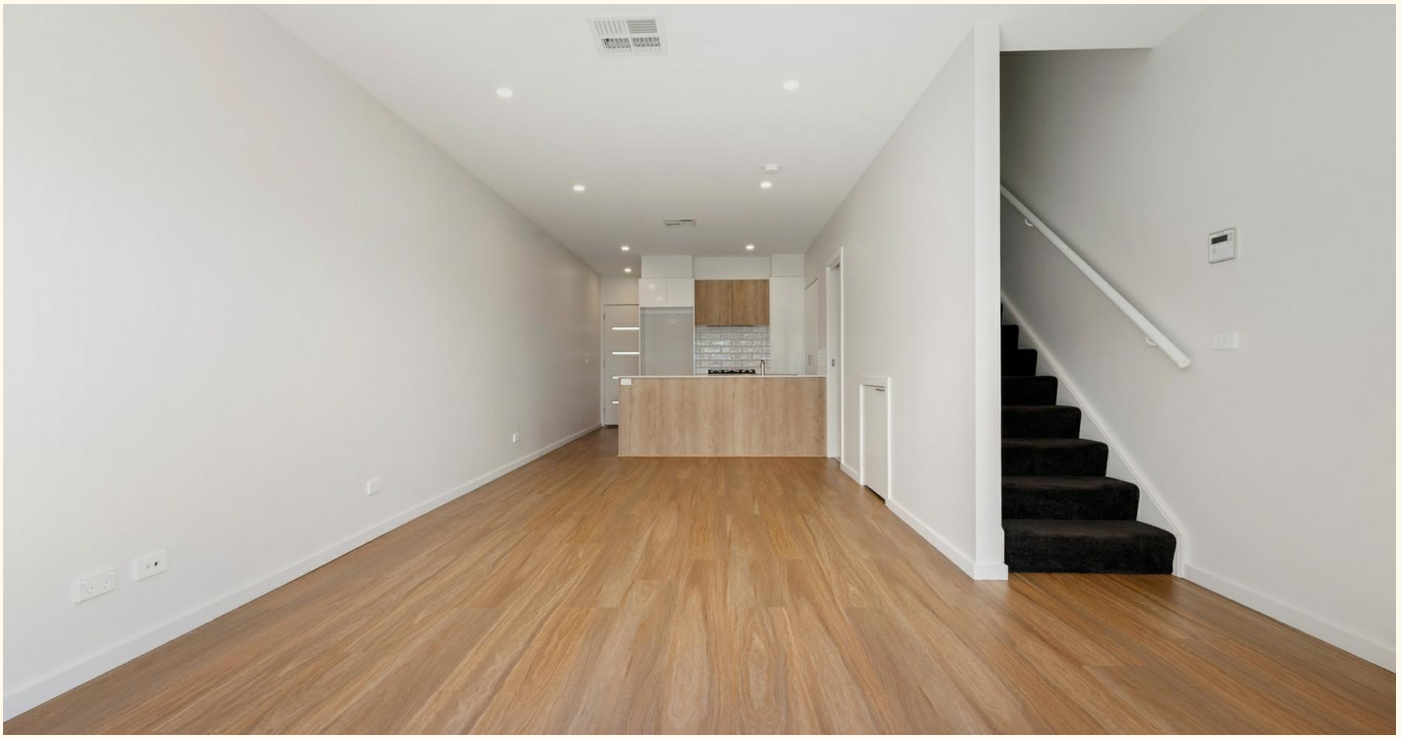





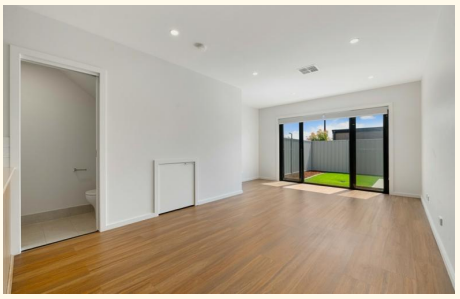

2/22 Mulgara Loop, Throsby

Quietly Impressive with Space, Light and Ease in Throsby

Filled with natural light and designed for easy everyday living, this three-bedroom home in Throsby's Allegro complex offers a welcoming sense of space, comfort and practicality.

Downstairs, the open-plan kitchen, dining and lounge area creates a relaxed heart of the home. The kitchen is well appointed with stone benchtops a generous island bench, making it a great space for both everyday meals and entertaining.

Open plan living which opens out to a private north-facing courtyard, offering a lovely spot to enjoy a morning coffee, unwind at the end of the day or spend time with family and friends.

Upstairs, the main bedroom features built-in robes and its own ensuite. Two additional bedrooms also include built-in robes and are serviced by a shared bathroom. A single garage with internal access is complemented by an additional car space conveniently positioned directly across from the garage.

Mother Teresa Catholic Primary school located within walking distance of the property. , shops, playgrounds and nature reserves all

3 2 2

FOR SALE
$670,000+

VIEW
Sat 21st Nov @ 9:00AM - 9:30AM

AGENTS

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AGENCY

LJ Hooker Gungahlin
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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

close by, this is a home that makes everyday life feel just that little bit easier.

Property Features
High quality block out window furnishings throughout the property and;
Fully integrated dishwasher & microwave in the kitchen
Single car garage with internal access
Ducted reverse-cycle heating and cooling
Double-glazed windows and sliding doors
Under stairs storage
Gas cooking
Completed in 2023
EER:6

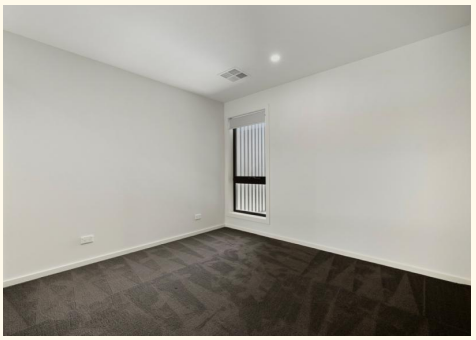
Property Details:

Living Size: 102sqm
Courtyard: 27sqm (north-facing)
Strata Rates: $361.41 p.q (Approx.)
General Rates: $568 p.q (Approx.)
Land Tax: $595 p.q (Approx.)

Disclaimer:
While all care has been taken in compiling information regarding properties marketed for sale, we accept no responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate information provided.











MORE DETAILS

Property ID	37AAGCY
Property Type	Townhouse
House Size	100 m2
EER	6
Including	Air Conditioning

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Ground Floor



Upper Level

The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

2/22 Mulgara Loop, Throsby

LJ Hooker

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