



23/7 Pademelon Street, Throsby

A Bright Beginning in Throsby

A beautifully presented two-bedroom townhouse offering a calm, light-filled and low-maintenance lifestyle.

The ground floor is designed for easy everyday living, with an open-plan kitchen, living and dining area filled with natural light. The kitchen connects seamlessly with the living space, creating a warm and inviting atmosphere that is perfect for relaxing or entertaining.

Both bedrooms are well proportioned, while the private courtyard provides a peaceful outdoor retreat for morning coffee, weekend entertaining or simply unwinding at the end of the day.

Adding further convenience, the property includes a covered carport along with an additional car space, a valuable feature for couples, guests or growing households.

With its easy-care design, beautiful natural light and welcoming feel, this townhouse presents an appealing opportunity for buyers seeking comfort, simplicity and modern living in Throsby.

Features Overview:

Inside:

2 2 2

FOR SALE
$615,000+

VIEW
Sat 7th Nov @ 1:15PM - 1:45PM

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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

- Two well-proportioned bedrooms with built-in robes
- Main bedroom with private ensuite
- Light-filled open-plan living and dining area
- Modern kitchen with stone benchtops
- Quality appliances and excellent storage
- Split-system heating and cooling
- Ceiling fans to both bedrooms
- Contemporary main bathroom
- Concealed European-style laundry
- Additional linen storage
- Two Storey floorplan
- NBN connected with FTTP
- EER (Energy Efficiency Rating): 6 stars

Outside:
- 2 Car spaces
- Spacious courtyard ideal for entertaining
- Close to light rail, shops, parks and local amenities

Sizes (Approx):
- Internal living: 95sqm
- Courtyard: sqm
- Total residence: 127sqm

Prices:
- Rates: $485per quarter
- Land Tax (Investors only): $621 per quarter
- Body Corporate: $506.30 per 1/4 strata











MORE DETAILS

Property ID	377NGCY
Property Type	Townhouse
House Size	95 m2
EER	6

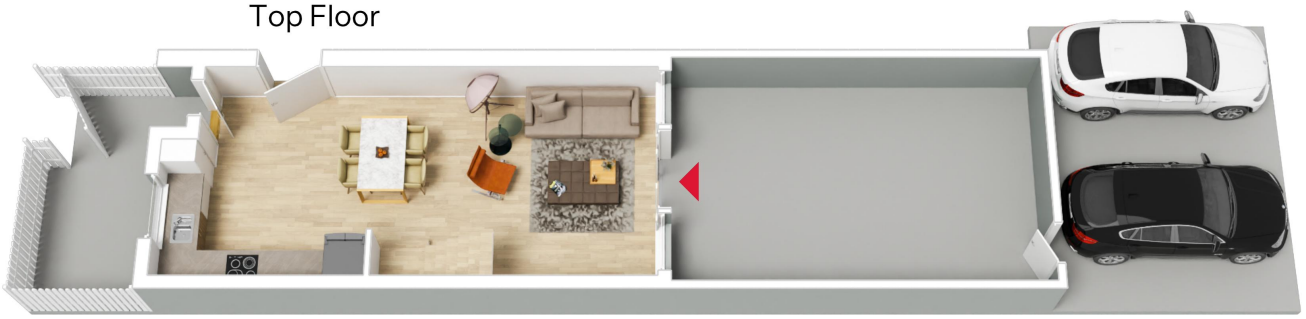
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Top Floor



Ground Floor

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.

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