

1/11 Enderby Street, Mawson, ACT 2607



House For Sale

Friday, 19 April 2024

1/11 Enderby Street, Mawson, ACT 2607

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Type: House



Matt Shipard

0408218179

By Negotiation

What you see: Designer finishes and impeccable attention to detail throughout this brand new architecturally designed residence. North facing to the key areas of the home creating a sun-filled space all year round. A floorplan tuned to the modern lifestyle with abundant living space, an expansive master retreat and a flexible 100m² basement. What we see: Large living on low maintenance for optimal lifestyle. See more: Stunning new architecturally designed residence completed in 2023 Luxurious kitchen featuring 20mm stone waterfall benchtop, Gunmetal grey fixtures and butlers pantry featuring zip hydrotap Appliances include Smeg double oven, 5 burner gas cooktop and integrated dishwasher Open plan living spaces finished with polished concrete flooring Main living space with 4m high ceilings and Hilite windows Custom joinery throughout Seamless north facing indoor/outdoor entertaining space Generous secluded master featuring motorized curtain, custom WIR, and ensuite featuring double shower and vanities Additional built in study and living space in master retreat Additional three bedrooms featuring BIR's Bathrooms featuring wall mounted double vanities, floor to ceiling tiles, heated towel rails, underfloor tile heating and freestanding bathtub in main bathroom Internal courtyard flooding ground floor in natural light Separate ground floor powder room WIFI controlled HVAC system throughout In slab hydronic heating Double glazed windows and sliding doors throughout High quality window furnishings including floor to ceiling sheer curtains and double rollers to bedrooms Outdoor alfresco with opening roof awning Built in outdoor kitchen with natural 20mm honed stone, BBQ, fridge and sink In ceiling SONOS speaker system 4 car basement with flexible space for additional storage or home gym with WIFI controlled garage door SWANN security camera system Full inclusion list available on request Within 5 minutes' drive to Woden Hospital Within 8 minutes' drive to Swinger Hill Shops Within 10 minutes' walk to Mawson Ovals Within 14 minutes' walk to Southlands Shopping Centre Within 20 minutes' walk to Marist College Canberra Within 7 minutes' drive to Woden Town Centre Living: 215m² Basement: 110m² Built: 2023 EER: 5.0 Rates: \$3,039 p.a Land tax: \$4,187 p.a Body Corporate: \$784 p.a Rental appraisal: \$1,000 - \$1,100 pw Disclaimer: The above figures are approximate only. The material and information contained within this marketing is for general information purposes only. HIVE Property does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.