

1/16 Colbeck Street, Mawson, ACT 2607

Sold Duplex/Semi-detached

Monday, 14 August 2023

1/16 Colbeck Street, Mawson, ACT 2607

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 161 m2

Type:

Duplex/Semi-detached

\$1,150,000

The vendors are retiring interstate, so it's time to say a fond farewell to their much loved home of over 14 years. They are going to miss the central location close to Woden town centre and easy connections to Canberra facilities and great walking trails close-by. Whether you work in Civic, Russell Offices or the Parliamentary triangle it's only a 20 minutes drive. Built in 2008, the home has been meticulously maintained and improved. The most recent additions are a 5m x 6m natural timber decked outdoor space, a 6.4kw solar power system and heat-pump hot water. The vendors report their summer quarter power bill was under \$200! For you, the new owner, the home has been freshly painted in sophisticated tones with new carpets to the main bedroom suite. But that's not all, there is LED lighting throughout, security doors and screens and an alarm system. An existing VDSL connection gives high speed internet access for working from home during the day and entertainment streaming in the evening. [75Mbps download speed]. Accommodation comprises of a spacious open plan living/dining room with connected kitchen featuring an island bench. Fitted with Blanco induction cooktop & oven and Meile dishwasher and plenty of bench space. There is a full size laundry with fitted cupboards and tumble dryer venting duct. The living area leads directly to the covered decked outdoor lounge almost doubling the living area. On this level along the wide hallway is a private bedroom wing with two queen size rooms both with BIRs, a shared bathroom [with shower and bath] and separate toilet all of which can be closed off from the living area. All bedrooms have ceiling fans. The king size master bedroom sits on the next level and boasts an extremely roomy ensuite with double vanity, semi-frameless shower and bath. This room opens onto a spacious balcony with views to Mount Mugga and Isaacs ridge to the east. [owners often watch the full moon rise over the hills] Next to the master is a large room suitable for a home office or nursery. A fully fitted walk-in robe completes the master suite. There's a garden view from most rooms, allowing you to witness the seasons change as the lipstick Maples in the front garden turn stunning red in May and the blossom trees welcome spring with a show pink flowers. The double garage under, with automatic doors and internal access, provides relief from the elements while also being useful for additional storage. Ideally located just a short stroll to Swinger Hill shops and only minutes to Southlands shopping Centre, Canberra Hospital and Westfield Woden. This really is one of those homes you can move straight into. Whether you are coming from interstate to start your Canberra life or relocating within the ACT, be sure to inspect this outstanding property at one of our up-coming home-opens. This could well be your new home. Rental Appraisal \$750 - \$780 per week. Additional features:

- Oversize double garage under with side storage area/internal access [54m²]
- Double R-7.0 insulated & vented roof spaces
- Mature woodland themed front garden [drip fed reticulation]
- Guest parking bay
- Private pathway leads through gate to retained landscaped side gardens
- Level side access to the new timber decked outdoor space
- Covered drying courtyard
- Double blinds to living area – block out and sunshade
- Reverse cycle split A/C system to living area
- Modern kitchen with Miele Dishwasher & Blanco Cooking appliances [induction cooktop]
- Vented kitchen extractor fan
- Ducted reverse cycle air-conditioning to bedrooms
- Double-glazed windows to the master suite area
- Safe & secure with motion detector alarm, security doors and window screens
- The perfect dual occupancy with no strata fees [Shared building insurance and common area maintenance]
- Low power costs [put a battery on and be in credit]

Locations close by:

- * Swinger Hill shops 200 metres - convenience store and restaurants
- * Mawson Primary School 400 metres
- * Woden Plaza 1.9 kilometres
- * Canberra Hospital & Medical Precinct - 1.1 kilometres
- * 15 minutes to Canberra airport

SPECIFICATIONS: Rates: \$3,548 pa Land tax: \$4,167 pa EER: 4.5 Living: 161m² (Total) Upper Living: 40m² Lower Living: 121m² Garage: 54m² Building Insurance approx \$1,000 per year Common areas shared expense 50/50 Construction: 2008* All specifications are approximate