

**10 Du Faur Street, Mawson, ACT 2607**



**House For Sale**

Friday, 19 January 2024

**10 Du Faur Street, Mawson, ACT 2607**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 860 m2**

**Type: House**



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## Auction

An incredible opportunity is on offer in this well-designed 3 bedroom, 1 bathroom home on an 860m<sup>2</sup> RZ2 parcel of land in this quiet neighbourhood. Primed for an upgrade to become your dream home, or a savvy investment with great earning capability. With its solid foundation, expansive block, and desirable neighbourhood, you can settle in right away and grow your equity as you renovate or develop on this property over time. As you step inside, you'll be welcomed by a spacious formal living room and a separate dining area, offering ample space for get-togethers and hosting guests. The expansive deck adjacent to the dining area serves as another ideal spot for relaxing & entertaining. With its inviting atmosphere and versatile layout, this home is perfect for entertaining, relaxing, and everything in between. The kitchen features a good sized bench, stainless steel appliances including a wall oven, gas cooktop, and plenty of cupboard space to store all your kitchen essentials. The living area flows onto the large rear pergola, which is paved and undercover, creating a nice indoor outdoor space. The family friendly enclosed backyard has easy-care gardens and is a great for the kids to play and enjoy the fresh air while you can enjoy those peaceful morning coffee. The main bedroom is segregated and is complete with a full-side robe overlooking the verdant gardens to the rear. There are two additional bedrooms, both with built-in robes, providing plenty of space for the whole family. The practical primary bathroom features a shower, sleek vanity, & a toilet. There is also a separate powder room, ensuring there's plenty of room for everyone to get ready in the morning. Stay comfortable all year round with ducted evaporative cooling throughout the home & a split air conditioning system in the main bedroom. Car-accommodation is catered with a single carport to the front with plenty of space in the driveway. There is space for a sizeable workshop area to the rear or for additional storage, perfect for the handy person of the house. The laundry has external access, and the storage is a bonus for busy families. With the house spanning 122m<sup>2</sup>, and an RZ2 block size of 860m<sup>2</sup>, this family home has plenty of potential & space for everyone. You'll love living in this quiet neighbourhood, just minutes from local schools, local shops, parks, and the Westfield Woden. This property is a rare find and deserves your inspection if you are in the market for a quality family home with lots of potential.

Summary of features:

- 860m<sup>2</sup> RZ2 block
- 3 bedroom
- 1 bathroom plus separate powder room
- 1 car-port
- Master bedroom with separate split air-conditioning
- Spacious living area
- Separate dining area
- Expansive deck
- Kitchen with spacious bench & stainless steel appliances
- Laundry with external access
- Plenty of storage
- Expansive pergola, paved and undercover
- Large, enclosed backyard with easy care gardens
- Ducted evaporative cooling throughout
- Gas hot water system

Located close to:

- Mawson Primary School 1 minute drive
- Melrose High School 3 minutes' drive
- Mawson shops 3 minutes' drive
- Westfield Woden 5 minutes' drive
- Canberra Hospital 6 minutes' drive

Key figures (approx.):

- Living area: 100m<sup>2</sup>
- Deck: 18m<sup>2</sup>
- Pergola: 40m<sup>2</sup>
- Carport: 22m<sup>2</sup>
- Block size: 860m<sup>2</sup>
- Built: 1965
- Rental estimate: \$700 - \$720 per week
- Land rates: \$4,393 per annum
- Land tax (investors only): \$8,001 per annum