

12 Mawson Drive, Mawson, ACT 2607



Sold House

Thursday, 10 August 2023

12 Mawson Drive, Mawson, ACT 2607

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House

\$990,000

This original 3 bedroom home, on a generous suburban (918m²) block, is the ideal foundation for the future. You can rent the existing house and land bank the property while earning an income. There's exciting potential for you to modernise and put your creative stamp on the home. Or build your dream exactly as you want it. There's room for everyone; down the hallway you'll find three complete bedrooms, all with built in robes and leafy outlooks. The spacious family/lounge room leads into a sunlit kitchen through an arched doorway, and then out to the established and expansive back garden, complete with pear, apple, fig and lemon fruit trees. A perfect space to nurture children, pets or both. The single garage extends to a useful extra room for storage, hobbies, or adapting to whatever you need. You will be close to all that the Woden Town Centre has to offer, including the Southside markets on Sunday mornings. It's just 10 minutes by car to Civic and walking distance to Southlands at Mawson, with its array of independent delis, grocers and boutique stores. Access to the major public transport routes means that you can get anywhere quickly and easily. Mawson Primary, Chinese-Australian Early Childhood Centre, Canberra Christian School, Melrose High School, Marist College - all highly regarded - are right on your doorstep. If you're looking for a perfect opportunity and investment in your future, then go no further. A peaceful, friendly neighbourhood that's close to everything. THIS PROPERTY WILL GO TO AUCTION SATURDAY, 22ND JULY - ONSITE AT 10:00AM (REGISTRATIONS PRIOR FROM 9.30AM). • Original layout with boundless potential and possibilities • Superb quality of light • A spacious living area with picture windows • Three well-proportioned bedrooms • Original kitchen with electric cooktop, oven and Bosch dishwasher • Original bathroom, with bath • Instantaneous gas hot water • Upgraded electricity switchboard • Ducted gas heating • Separate laundry • Timber floorboards underneath carpet • Sun washed rear garden with pear, apple, fig and lemon tree • Reticulation in front garden • Colourbond and metal fenced backyard • Single garage with separate workshop space at rear • Brilliant opportunity in a highly sought-after location EER: 1 Residence Size: 121.37sqm Garage & Store: 37.25sqm Land Size: 918m² Construction: 1970 Rates: \$4,130 per annum