

# 16 Aurora Close, Mawson, ACT 2607



## Sold House

Friday, 11 August 2023

16 Aurora Close, Mawson, ACT 2607

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 796 m2

Type: House



Vince Qi

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## Contact agent

Take advantage of this wonderful opportunity to explore the many options on offer at 16 Aurora Close in the heart of Mawson. With its generously sized 796m<sup>2</sup> formal shaped block with RZ2 zoning, the possibilities for live-in its current neat condition, renovate and extend or redevelopment (subject to Government regulations) are endless. Offering breathtaking views of Mount Taylor and creating a serene and tranquil atmosphere that is hard to match. Imagine waking up every morning to the sight of the mountain, filling your home with a sense of calm and serenity and ample sunlight. Additionally, just across the road from the property, you will find a delightful playground and greenbelt, perfect for children to play and enjoy the outdoors. The external features of 16 Aurora Close are equally impressive. The expansive 796sqm block provides plenty of space for outdoor activities for kids and entertaining your visitors. The formal shape of the block adds easiness of usability, the open backyard offers endless possibilities for creating your own oasis. The elevated position of the property not only adds to the stunning views but also ensures privacy and a peaceful environment. With fewer neighbours in the vicinity, you can enjoy a quiet street and a sense of seclusion. Moving indoors, you will be delighted to find a range of internal features. The property has been tastefully and practically updated with new flooring and skirting, adding a touch of modernity and elegance. The kitchen offers ample storage space, making it a breeze to keep your culinary essentials organized and easily accessible. Fresh new paint throughout the home adds a bright and welcoming atmosphere. The property also benefits from RZ2 zoning, providing flexibility and potential for future development. The well-maintained and matured landscaped garden surrounding the property further enhances the overall appeal and charm of this delightful home. From its captivating views of Mount Taylor to its well-designed layout, this home offers a lifestyle that is truly second to none in an unparalleled prime location of Mawson. Features:

- Breathtaking views of Mount Taylor
- Tranquil location with a playground and greenbelt just across the road
- Expansive 796sqm formal shaped block
- Tastefully updated interior with new flooring
- Updated kitchen with ample storage
- RZ2 zoning, offering flexibility and potential for future development
- Fresh new paint
- New curtains/blinds
- Established landscaped garden
- Bosch dishwasher
- Split system heating and cooling in the living room

In proximity to:

- Southland Shopping Centre
- Swinger Hill Shops
- Mawson Hill Playground
- Mawson Neighbourhood Oval
- Jenny Wren Childcare
- Mawson Primary School
- Canberra Christian School
- Marist College
- Sri Vishnu Shiva Mandir
- Mawson District Playing Field

Statistics (all measures/figures are approximate):

- Block 7 Section 8
- Block size 796 sqm
- Land value \$874,000
- Rates \$882.00 per quarter
- Land tax \$1,675.50 per quarter (if purchased as an investment)
- Living area: 95.22 sqm
- EER: 2.0
- Rental appraisal: \$600.00 - \$650.00 per week unfurnished