

17/36 Shackleton Circuit, Mawson, ACT 2607



Townhouse For Sale

Friday, 26 January 2024

17/36 Shackleton Circuit, Mawson, ACT 2607

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 2 m2

Type: Townhouse



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Auction 17/02/2024

Tucked away in a quiet cul de sac development, this Willemsen-designed 4-bedroom townhouse offers a unique blend of elegance and livability amongst lush greenery. Step inside the property and it instantly feels like home. The expansive split-level and open-plan living spaces include a sitting room, living room, family room and dining room - and a delightful garden room. The vaulted ceilings and large windows to the north and south work together to fill the space with natural light and create a sense of open-ended spaciousness. Slate flooring throughout the home helps create a timeless consistency, complemented by luxurious in-floor heating for subtle comfort in the cooler months. If cooking is your thing, you'll love the large stone benchtops and even larger cupboard space, providing everything you need to cook family meals or feasts for friends. But if you want more, the adjacent laundry is ripe for simple conversion to a butler's pantry. Away from the activity, you'll find four generously sized bedrooms - or three plus a home-office - unusual for a townhouse. The master bedroom feels like a suite. Separated from the other bedrooms, it's king-sized with built-in robes and a beautifully renovated private ensuite. The property features courtyards on both the north and south sides. The south sits beneath lush greenery built into the tall rock wall, the north is graced with an established ornamental grape vine and looks out to the irrigated cottage garden. Every space feels like an oasis. Located in highly sought after Mawson, this townhouse is close to the multicultural shops and restaurants of Southlands where you'll relish the convenience of Canberra's most diverse shopping centre. A short drive to Woden or the CBD, it's also close to schools, entertainment and nature trails. Whether you're a family or looking to downsize, this Mawson townhouse is somehow the perfect size. It's a rare find, ready to be filled with new memories. Welcome to your suburban sanctuary, where comfort, style and nature converge.

HIGHLIGHTS:

- Classified as above average build
- Vaulted ceilings and large windows to the north and south work together to fill the space with natural light and airflow
- Split-level and open-plan living spaces include a sitting room, living room, family room and dining room - and a delightful garden room.
- Designer kitchen features Caesarstone benchtops, Westinghouse double wall oven, electric cooktop and Bosch dishwasher
- King-sized master suite with built-in robes and a beautifully renovated private ensuite
- Segregated second and third bedrooms with access to main bathroom provides privacy
- Fourth bedroom or home-office
- Luxurious main bathroom boasts floor to ceiling tiles, mirrored cabinets and bath
- Substantial laundry with a plethora of storage and bench space
- Slate flooring throughout with in-floor heating
- Reverse-cycle split system air conditioning
- Direct access to the beautifully landscaped paved alfresco off the living areas complete with cottage gardens
- Caport parking for two vehicles with additional storage area
- Boutique Willemsen designed complex
- Walking distance to Southlands at Mawson where there's a selection of supermarkets, clubs, chemists, and news agencies together with its array of cafes, restaurants, delis, grocers and boutique stores.
- Access to the major public transport routes means that you can get anywhere quickly and easily. And some of Canberra's best schools, Mawson Primary, Chinese-Australian Early Childhood Centre, Canberra Christian School, Melrose High School, Marist College, are right on your doorstep.
- Close proximity to Woden town centre with the Westfield Woden upgrades offering cinemas, shopping, banking and a new restaurant and bar precinct. Ease of access is provided by public transport including the upcoming light rail. The upgrades to the hospital and new CIT campus will further improve the benefits of this fantastic location.

STATISTICS: Residence: 148.0 m² Garden Room: 12.61m² Carport: 40.30 m² Land Size: 1,104 m² Rates: \$4,680 per annum Strata: \$4,500 per annum EER: 1 Number in complex: 22 Year Built: 1983