

17/86 Mawson Drive, Mawson, ACT 2607



Sold Townhouse

Friday, 1 September 2023

17/86 Mawson Drive, Mawson, ACT 2607

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



Natalie Roberts

0262313100

\$750,000

This conveniently located, semi detached three bedroom, ensuite property is situated in the heart of the Woden Valley within a small complex. Positioned at the end of the row featuring extra windows for natural light and ventilation, two entrances, two spacious courtyards and picturesque views of Mount Taylor. Beyond the walls, the property positions itself advantageously within walking distance to the Southlands Shopping Centre- a vibrant hub offering a diverse range of conveniences from cafes and restaurants to health services and supermarkets. Here you can experience a lifestyle of convenience and comfort! This well-maintained property is thoughtfully designed over two levels providing flexible living. On the ground level, you will find the master bedroom, powder room and the hub of the home which effortlessly adjoins onto both courtyards. It's a great space for entertaining! Upstairs both good size bedrooms have built in robes and private balconies providing another area to relax outdoors and take in the stunning uninterrupted mountain views and sunsets. For parking, there are two basement car spaces for your convenience with visitor parking for your guests.

Features: Three spacious bedrooms with built-in robes Bathroom, ensuite, and a powder room Three toilets in total Reverse cycle heating and cooling units upstairs and downstairs Open plan living and dining area separated by the kitchen Galley style kitchen with gas cooking and dishwasher Two front entrances- end of the row position Additional windows enhancing natural light Front and back courtyards for versatile outdoor enjoyment Low maintenance gardens Two balconies Two basement tandem car spaces Panoramic views of Mount Taylor Walking distance Southlands Shopping Centre, Mawson Primary School, Westfield Woden Canberra Hospital, Swinger Hill shops, Melrose High and Marist College Currently tenanted on a month/month lease for \$580/week. Body corporate fees: \$1076/quarter approx Rates: \$611/quarter approx Land tax (only if renting out): \$812/quarter approx Flexible viewing times by appointment. Contact Natalie at 0405 313 901 to arrange a time that suits you.