

25A Wilkins Street, Mawson, ACT 2607



House For Sale

Thursday, 8 February 2024

25A Wilkins Street, Mawson, ACT 2607

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 190 m2

Type: House



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Auction 28/02/2024

Discover contemporary living at its finest in this stunning free-standing dual occupancy home located at 25a Wilkins Street, Mawson. Built in 2005, this spacious residence offers an impressive floor plan spanning 190m² of internal living space. Step inside to find a modern kitchen adorned with granite benches and ample storage, creating the perfect setting for culinary adventures and entertaining guests. Natural light floods the living spaces, enhancing the welcoming ambiance throughout the home and creating a sense of warmth and comfort. The luxurious master suite awaits upstairs, featuring a generously sized bedroom, a full-size ensuite, a walk-in wardrobe, and a private balcony, providing a tranquil retreat for relaxation and unwinding after a long day. Downstairs, two versatile store rooms offer endless possibilities, whether you desire additional office spaces, hobby rooms, or a rumpus area to suit your lifestyle needs. Outside, the low-maintenance gardens ensure easy outdoor living, allowing you to enjoy the serene surroundings without the hassle of extensive upkeep. Conveniently located close to Southlands Mawson, residents will appreciate the ease of access to nearby amenities, shopping destinations, dining options, and entertainment venues. With ducted gas heating and evaporative cooling, year-round comfort is guaranteed, ensuring a cozy atmosphere in winter and refreshing relief during the warmer months. Don't miss the opportunity to make this remarkable residence your own. Contact us today to schedule a private viewing and experience the allure of 25a Wilkins Street, Mawson.

Property Features Include:

- Stunning free standing dual occupancy residence positioned to the rear
- Built to incredible standards in 2005 offering 190m² of versatile living-
- Multiple living spaces bathed in natural light-
- Large modern kitchen with granite benches, stainless steel appliances including gas cooktop and ample storage-
- Exceptionally large segregated master suite with indulgent ensuite, walk in wardrobe and private balcony-
- 3 well proportioned spare rooms all with BIRs-
- Stylish bathroom with separate WC-
- Ample storage provisions-
- Ducted gas heating & Evaporative cooling
- New carpets and updated paintwork throughout
- Two versatile under house spaces ideal for home offices/hobby rooms/media or rumpus rooms-
- Double automatic garage with internal access, plenty of off-street parking-
- Neat, easy care gardens
- Private position with excellent proximity to Southlands Mawson-
- Separate water meter and separate insurance-
- No shared costs
- Living: 190.04sqm
- Garage: 44.89
- EER: 4.0
- Rates: \$3,852.34pa
- Land Tax: \$5,491pa
- UV: \$720,000 (2023)

Close Proximity to:- Southlands Mawson - The Mawson Club- Melrose High School- Marist College Canberra- Mawson Primary School- Phillip Business District - Westfield Woden - Canberra Hospital

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.