

**3/91 Ainsworth Street, Mawson, ACT 2607**



**Townhouse For Sale**

Friday, 27 October 2023

3/91 Ainsworth Street, Mawson, ACT 2607

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 143 m2**

**Type: Townhouse**



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## By Negotiation

Brand new and ready to move in this three-bedroom townhouse redefines luxury living. Crafted by esteemed designers in Canberra and meticulously constructed by Elevated Living, 'The Ainsworth' epitomises a commitment to excellence in both its fixtures and finishes. Spanning 143m<sup>2</sup> over two levels, this thoughtfully designed floorplan seamlessly accommodates diverse lifestyles. With an open plan living you can take in the sites of the huge 226m<sup>2</sup> courtyard which boasts a large deck and grassed area for the kids to play. The kitchen takes centre stage, showcasing a walk-in pantry, stone countertops, and premium Fisher & Paykel appliances, including dual ovens and a 900mm induction cooktop. The master bedroom, conveniently situated on the ground floor, boasts an array of features. Double glazed windows, expansive triple-length robes, and a spacious ensuite with floor-to-ceiling tiles, and an oversized shower. Additional spaces within the townhouse include an upstairs study, two generously sized bedrooms complete with built-in robes, a large laundry, separate powder room and a well-appointed main bathroom. Situated in the heart of the vibrant Woden Valley, you'll find yourself in close proximity to local shops, the bustling Mawson shopping precinct, schools, public transport, and the renowned Canberra Hospital. Ready and waiting this one won't last long, get in touch today!

**Features**

- Open plan living, dining and kitchen
- Double glazed windows throughout
- Ground floor master bedroom with ensuite
- Fully equipped kitchen with stone benchtops
- Double Fisher & Paykel built in ovens
- Fisher & Paykel 90cm induction cooktop 4 zones
- Ducted reverse cycle air conditioning
- Fisher & Paykel 8kg Condenser Dryer
- Upstairs study & or rumpus
- Huge private yard with landscaping, timber deck and paving

**Stats:** Living space: 143m<sup>2</sup> Yard: 226m<sup>2</sup> EER: 6 Body Corporate: \$2,428.64 pa

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