

# 36 Enderby Street, Mawson, ACT 2607

## House For Sale

Tuesday, 5 December 2023

36 Enderby Street, Mawson, ACT 2607

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 883 m2

Type: House



Brett Hayman  
0411414624



Martin Faux  
0421593602

**\$1,850,000+**

Superbly positioned on the high side of the street, this stylishly new contemporary home may boast the lifestyle you have been looking for. With stunning indoor and outdoor entertaining areas, boasting two immense alfresco spaces, casual living areas and formal lounge areas incorporated across one expansive single level, which creates a sophisticated yet playful environment. Accommodation is provided by four generous bedrooms, the main bedroom is oversized and offers a custom walk through robe, modern ensuite bathroom with double sink vanity. The Three other extra-large bedrooms can accommodate queen size beds and have built in robes, and are serviced by a main bathroom, separate toilet and powder room. The lower-level garage which has space for four cars while a charming study is a versatile area on the same level could easily be repurposed as rumpus / games room. Extensive use of double glazed windows captures beautiful northerly sun which reflects off the high ceilings, creating a light-filled arena for day-to-day living. The sun-drenched front terrace provides the perfect setting for sitting with a contemplative morning coffee or relaxing with the favourite book while the rear deck overlooks a level lawn that's just waiting for a keen gardener to make their mark. A stylistic thread of understated luxury runs throughout the interiors. Think timber floors to living areas, bespoke joinery, feature lighting, premium appliances and chic bathrooms that boast rainfall showers and quality fixtures. Within walking distance of primary schools, great restaurants at Swinger Hill, and the Mawson shops, this home is also an easy drive to Woden, Canberra hospital and elite high schools.

**FEATURES**  
Premium family home  
Formal entry  
Four expansive and bright living spaces  
Lounge opens to sunny front terrace  
Family room opens to rear deck  
Stunning kitchen with stone benchtops  
900 Oven, Combi oven, Dishwasher  
Guest powder room  
Floating timber staircase to study  
Four extra-large bedrooms  
Master suite features a huge walk-in wardrobe/dressing room  
Luxe bathrooms with full-height tiling, rainfall showers  
Well-designed laundry with external access  
108sqm four-car garage with timber-fronted automated doors and ample storage and internal access  
Dedicated office  
Stylish colour scheme and quality materials  
Low-maintenance gardens ready for a special touch  
New Colorbond fencing  
Rates: \$4,210 pa  
Land tax: \$7,609 pa  
UV: \$814,000  
EER: 3.5  
Living: 216sqm  
Garage: 108sqm  
Block: 883sqm