

37B Enderby Street, Mawson, ACT 2607



House For Sale

Tuesday, 12 March 2024

37B Enderby Street, Mawson, ACT 2607

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 429 m2

Type: House



Josh Yewdall
0430213909



Jordan Smith
0477267694

\$1,025,000 - \$1,055,000

Situated in the heart of Mawson in a tree-lined street, this property is perfectly suited for families or downsizers alike. As you enter the home, you will be stunned with an abundance of natural light and free flowing design, making it ideal for the people who love to entertain whilst not to be tied down to a conventional Mawson block. The expansive open plan living & dining area offers exceptional space whilst flowing off the chef's kitchen - complimented by quality stainless steel appliances, stone bench-tops, gas cooking and a handy breakfast bar. The outdoor entertaining area adjoins off the living, which provides a private living space to enjoy throughout the seasons, all of which is benefited by the Northly aspect. Four bedrooms are on offer, the functional floorplan ensure separation between the master and bedrooms 2, 3 and 4. The main bedroom is large in size with an impressive ensuite and private balcony, all other bedroom's feature built in robes. The master bathroom has a clever design and quality tapware. Bursting with high end modern inclusions, this home is second to none. Ducted reverse cycle heating and cooling, 2000L water tank, solar and an oversized double garage with internal access completes the picture. This outstanding home enjoys easy access to local playgrounds, schools, walking tracks and only minutes to the ever-popular Woden Town Centre and main arterial roads.* North facing deck and living rooms* 2.7m high square set ceiling* Grey ironbark solid timber flooring* Versatile 4th Bedroom/ study* 2 sets bi-fold doors that open into an open alfresco area* Floor to ceiling tiling in bathroom and ensuite* Internal access to double garage* Low maintenance yard with privacy* Reverse cycle heating and cooling zoned throughout* Rinnai continuous gas hot water* Modern kitchen with gas cooking* Close to Woden Town centre, Mawson Southlands, Canberra Hospital* 2,000 litre water tank* 6KW Solar System Living size: 161sqm (approx.)Construction: 2011EER: 4.0Rates: \$3,725pa (approx.)Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.