

4/91 Ainsworth Street, Mawson, ACT 2607



Townhouse For Sale

Friday, 27 October 2023

4/91 Ainsworth Street, Mawson, ACT 2607

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 170 m2

Type: Townhouse



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By Negotiation

Positioned with an abundance of natural light, this opulent four-bedroom townhouse offers a generous 170 square metres of living space. It's a masterpiece of design, crafted by some of Canberra's foremost designers and meticulously constructed by Elevated Living, ensuring the highest calibre of fixtures and finishes throughout the entire process of creating 'The Ainsworth'. The heart of this exceptional townhouse lies in the open-plan kitchen, dining, and living area. Here, you can bask in the sunlight streaming through the double glazed windows while relishing panoramic views of your expansive wrap-around courtyard. The kitchen, a focal point of luxury, showcases a spacious island, stone countertops, and top-tier Fisher & Paykel appliances, including dual ovens and a 900mm induction cooktop. This townhouse presents you with a choice of two master suites, one on each level, affording you the flexibility to tailor your living arrangement to your lifestyle. Both master suites are generously appointed, offering ample storage and lavish ensuites adorned with floor-to-ceiling tiles and elegant brushed tapware. Upstairs, a capacious second living area awaits, along with two additional bedrooms featuring built-in robes and serviced by a spacious main bathroom. Your private courtyard, spanning an impressive 105 square metres, invites you to savour various relaxation spaces amid the backdrop of low-maintenance gardens. Additional comforts include a generously proportioned laundry with external access, a separate powder room, ducted heating and cooling for year-round comfort, and abundant storage options. Nestled in the heart of the thriving Woden Valley, you'll be mere moments from local shops, the bustling Mawson shopping precinct, reputable schools, convenient public transport options, and the renowned Canberra Hospital. As one of only six recently completed developments, these townhouses are in high demand and won't remain available for long!

Features

- North facing open plan living
- Double glazed windows throughout
- Segregated ground floor master bedroom with ensuite
- Fully equipped kitchen with stone bench tops
- Double Fisher & Paykel ovens
- Fisher & Paykel 90cm induction cooktop 4 zones
- Ducted reverse cycle air conditioning
- Fisher & Paykel 8kg Condenser Dryer
- Upstairs study & rumpus
- Private yards with landscaping and external paving included

Stats: Living space: 170m² Yard: 105m² EER: 6 Body Corporate: \$2,578.21 pa

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