

# 42 Mawson Drive, Mawson, ACT 2607



## House For Sale

Wednesday, 24 April 2024

42 Mawson Drive, Mawson, ACT 2607

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 912 m2**

**Type: House**



Vince Qi

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## Auction

Behind private electronic gates, the low-slung profile and U-shaped entry to this family entertainer in Mawson gives a nod to a charming aesthetic – a vibe emphasised by a garden-lined pathway crowned with a dazzling feature maple. Inside, the single-storey layout, with its high, origami-inspired ceilings and shoji-style glass doors to the main living areas continue that theme, but the spaces are all-Australian with banks of full-height windows ushering in the glorious northern and eastern sunlight to reveal voluminous rooms where large family groups can gather. The bulk of day-to-day living will likely be in the kitchen and open family and dining room where a rare quadruple aspect brings lush views that are cocooning, private and soothing and there is convenient access to a lovely courtyard. The sunken formal lounge opens to a raised deck which in turn leads to a large paved terrace that is ideal for toddlers to ride trikes and scooters and older kids to set up a basketball or netball ring. The master bedroom occupies an entire wing and features a large ensuite plus access to the deck, while three bedrooms in the opposite wing are serviced by a family bathroom. This ultra convenient address is a short stroll from sports fields and within walking distance of Mawson Primary School, Mawson shops and Marist College. Drive to Woden Town Centre and Canberra Hospital within 5 minutes. FEATURES: • Much-loved single-level home • Solar passive with excellent insulation and double-glazed windows • High-quality fittings and fixtures including window furnishings • Cedar window and door frames • Floor-to-ceiling tiles in bathrooms • Open-plan kitchen with gas cooktop, water filtration system and walk-in pantry • Bosch and Fisher & Paykel appliances • Off-peak in-floor heating to master bedroom, ensuite and sunken lounge • Reverse-cycle heating and cooling • Ceiling fans to living room, lounge and master bedroom • Timber floors to living areas • Segregated master suite with built-in wardrobes • Three additional bedrooms, two with built-in wardrobes and one with built-in cabinetry for use as home office • Wired for Foxtel • Nbn connected • Private yard with secure electronic gates • Back-to-base monitored security system • Low-maintenance mature gardens with automated irrigation • Double automatic garage PROXIMITY: • Jenny Wren Childcare • Mawson Primary School • Mawson Medical Centre • Canberra Christian School • Marist College • Mawson Southlands Shopping Centre • Mawson District Playing Fields • Shackleton Park • Sri Vishnu Shiva Mandir • Woden Town Centre • Canberra Hospital • Mawson Neighbourhood Oval STATISTICS (all measures/figures are approximate): • Land size: 912.00 sqm • Home size: 237.41 sqm • Internal living: 193.94 sqm • Garage: 43.47 sqm • Land value \$880,000 • Rates \$1,131.75 per quarter • EER: 3.5 • Rental appraisal: \$960 - \$1,045 per week unfurnished