

5/44 Shackleton Circuit, Mawson, ACT 2607

Sold Townhouse

Monday, 23 October 2023

5/44 Shackleton Circuit, Mawson, ACT 2607

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 170 m2

Type: Townhouse



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Beautiful freestanding & light-filled "Willemsen" townhouse surrounded by private established gardens. There are 4 bedrooms, two bathrooms, two defined living areas & an oversized double garage where you'll have plenty of space for your vehicles and storage needs. The sun-drenched solar passive living areas are perfect for enjoying the warmth and radiance of natural light throughout the day. The open-plan living layout creates a seamless flow, allowing for effortless entertaining and relaxation. The near-perfect north/east orientation for all living areas including the outdoor entertaining area, is highly sought after but seldom found. As you explore the property, you'll be enchanted by the beautiful, well-established gardens, providing a picturesque backdrop and a sense of serenity. There are wide terraced gardens between properties that define boundaries which means no visible fencing. There are only 16 properties in the development and most are live-in owners where pride of ownership is showcased. This is also pet friendly. The home has been updated over time which means you can move in now and start living a perfect life from day one. This ticks so many boxes for people who love to entertain, not be a slave to big gardens & want a quiet location that is still close enough to shops, cafes, restaurants & Woden town centre. You are also just moments from the Southlands Shopping Centre. Don't miss your chance to call this wonderful townhouse in "Shackleton Park" your home – properties in here don't come onto the market very often.

Features:

- Willemsen designed & built
- Large single level & freestanding home
- Solar passive north/east aspect
- Light-filled living areas
- Updated interior – feels welcoming
- Oversized double garage (45m²)
- Elevated terraced block surrounded by gardens
- Only 16 homes in development
- Large 840m² block but low maintenance gardens
- Relaxing outdoor entertaining area with built-in BBQ
- Covered pergola with side screening when needed
- No visible fencing between homes
- Ducted heating & cooling plus split systems
- Underfloor heating - (currently disabled)

Essentials:

- Living size: 170m² approx.
- Garage: 45m²
- Block size: 840m²
- Rates: \$5,446 p.a approx.
- Levies: \$5,200 p.a approx.
- Land tax: \$7,246 p.a approx. (investor only)
- Age: 34 years - Built 1989
- Expected rental return: \$800 - \$850 per week