

# 72B - Hurley Street, Mawson, ACT 2607



## Duplex/Semi-detached For Sale

Saturday, 2 March 2024

72B - Hurley Street, Mawson, ACT 2607

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 406 m2

Type:

Duplex/Semi-detached



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## Contact Agent

Introducing the epitome of contemporary living at 72B Hurley Street, Mawson! This brand-new duplex exudes sophistication and style, offering a modern aesthetic coupled with luxurious amenities for your comfort and convenience. Step into elegance with under slab heating on the ground level and under tile heating in wet areas, ensuring warmth throughout the home. The property boasts custom joinery and blinds throughout, adding a touch of exclusivity to every corner. Fully landscaped grounds provide a serene backdrop, complemented by solar panels for eco-friendly energy solutions. Enjoy the convenience of ducted heating and cooling on the lower level, while split systems in the bedrooms offer personalized comfort. Ceiling heaters in the alfresco area create an inviting ambience, perfect for entertaining guests or relaxing outdoors. The spacious layout features a seamless flow from the family area to the alfresco, enhancing indoor-outdoor living. With four bedrooms, two bathrooms, and a separate powder room downstairs, there's ample space for the entire family to thrive. The kitchen is a chef's delight, boasting ample dark cabinetry and contrasting benchtops, creating a stylish yet functional space to prepare meals. Gorgeously designed bathrooms feature stand-in tubs, adding a touch of luxury to your daily routine.

**Key Features:** Brand new duplex residence exuding sophistication and contemporary charm  
Under-slab heating on the ground level and under tile heating in wet areas for optimal comfort  
Custom joinery and blinds throughout, adding exclusivity and elegance  
Fully landscaped grounds provide a serene backdrop for outdoor enjoyment  
Eco-friendly solar panels for sustainable energy solutions  
Ducted heating and cooling on the lower level, with split systems in bedrooms for personalized comfort  
Ceiling heaters in the alfresco area, create an inviting ambience for outdoor entertaining  
Spacious layout with seamless flow from the family area to the alfresco, ideal for indoor-outdoor living  
Four bedrooms, two bathrooms, and a separate powder room downstairs for ample space and convenience  
Stylish kitchen featuring ample dark cabinetry and contrasting benchtops for a sleek, modern look  
Gorgeously designed bathrooms with stand-in tubs, add a touch of luxury to everyday living

Located in the heart of Mawson, this property offers convenience at your doorstep. Close proximity to Melrose High School, Woolworths, Okami Japanese Restaurant, Marist College, and Pearce Oval Playground ensures that all your daily needs are easily met. Don't miss the opportunity to make this stunning duplex your new home! Experience the epitome of modern living at 72B Hurley Street. Contact us today to arrange a viewing and secure your slice of contemporary luxury.

- Ground Floor: 113m<sup>2</sup>
- Upper Floor: 55m<sup>2</sup>
- Garage: 38m<sup>2</sup>
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