

8/86 Mawson Drive, Mawson, ACT 2607



Sold Townhouse

Friday, 9 February 2024

8/86 Mawson Drive, Mawson, ACT 2607

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 49 m2

Type: Townhouse



Jonathan Irwin

\$521,000

Parking for inspections - in addition to visitor parking within the complex, there is street parking around the park on Bernacchi Street just behind the complex. A path runs between Bernacchi Street and Mawson Drive. A modern and immaculately presented courtyard home enveloped by a lush private courtyard, a rare find in this location. All the boxes are ticked - single level, move in ready and a mere 6 minute walk to the popular Southlands Shopping Centre. Ready for immediate occupancy, this standout home will not last long.

THE HOME The large open plan living space consists of a lounge and dining area drenched in natural light from the north facing windows. Sliding doors lead out to the newly turfed, private and fully fenced courtyard, offering a sanctuary for you to enjoy. A feature that is difficult to find. The kitchen blends style and practicality with durable stone bench tops, Bosch stainless steel appliances including gas cooktop, ample storage and a dishwasher. The large bedroom features a generous built-in wardrobe, direct access to the courtyard and a beautifully finished ensuite bathroom with floor to ceiling tiling and stone topped vanity. There's also a separate powder room (second toilet). Secure basement parking and a storage cage are conveniently located on the same level. There's also visitor parking available.

LOCATION Conveniently positioned just 500m away is the very popular Southlands shops. It offers a Woolworths supermarket, petrol station, medical and dental practices, The Mawson Club, Beyond Bank, Post Office, Park & Ride depot, regular bus service, specialty shops plus several restaurants and cafés. Within 3.5km is the Phillip Business District, Westfield Woden, Canberra Hospital and several Government departments within the Woden Town Centre. Bush walkers and nature lovers will note that Mawson enjoys close proximity to Mount Taylor, Mount Mugga, Farrer Ridge, Oakey Hill and Red Hill Nature Reserves.

SUMMARY Tucked away & quiet position in 'Novo at Mawson' All on one level - convenient living Open plan living & dining room Quality stone kitchen with Bosch appliances & great storage Large bedroom with generous built-in robe & direct access to courtyard Ensuite bathroom with floor to ceiling tiling & stone topped vanity Powder room (second toilet) European style laundry High ceilings throughout Mitsubishi split system air-conditioning North facing fully fenced courtyard with new turf & garden shed Secure parking & storage cage on same level as residence Visitor parking 500m to Mawson Southlands Shopping Centre 3km to Westfield Woden & 3.5km to Canberra Hospital Rental estimate: \$500 - \$530pw Rates: \$338 per quarter Strata: \$773 per quarter Living: 48.76m² EER: 6 All figures are approximate For further details, please contact Jonathan Irwin by submitting an enquiry form below or calling on 0421 040 082. Disclaimer: Irwin Property and the vendor cannot warrant the accuracy of the information provided and will not accept any liability for loss or damage for any errors or misstatements in the information. Some images may be digitally styled/furnished for illustration purposes. Images and floor plans should be treated as a guide only. Purchasers should rely on their own independent enquiries.