

8 Bage Place, Mawson, ACT 2607

LUTON

Sold House

Friday, 25 August 2023

8 Bage Place, Mawson, ACT 2607

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 860 m2

Type: House



Shane Hughes
0261763425

\$1,025,000

The current owners love this home and have enjoyed watching their children grow up here but now they have started the next chapter of their lives. Fortunately for you, this brings a unique opportunity to continue the story for this much-loved family home. Turn the television off and send the kids out to play in the secure backyard, while you enjoy a drink watching them from the deck. The street is so lovely and quiet, watch the children play cricket or ride their bikes into the evening and call them in for dinner just like we did when we were kids. Positioned in a quiet cul-de-sac in Mawson, walking distance to local schools and Mawson shops and only a short drive to Woden Town Centre and Canberra Hospital, this is the family home you have been searching for all along. The kitchen is fantastic, cook away whilst being able to enjoy the views of Redhill, entertaining is made easy as the kitchen has plenty of storage and lots of bench space, gas cooktop and a dishwasher. The laundry is very well proportioned and has its separate external access to the back yard. Accommodation is provided by 3 generously sized and light-filled bedrooms, two with built-in robes. Separate from the bedrooms is a beautiful sunroom, a relaxing place to put your feet up and read a good book or can easily be a private study. Live comfortably all year round with ducted heating throughout the home and a reverse cycle unit in the living area. Opportunities like this are rare, a beautiful home ready to move in now and love, or take advantage of the large 860m² block, north-facing to the rear with spectacular views to plan and build your dream home. Features: Superb location in a quiet cul-de-sac, Study/sunroom, Large rear deck with stunning mountain views, Timber flooring throughout, Spacious kitchen, Dining room that opens to the large rear deck, Separate large laundry with external access, Three bedrooms, two with built-in robes, Bedroom 1 and 2 with ceiling fans, Main bathroom with separate toilet, Reverse cycle heating and cooling unit, Central gas heating, Front verandah, Colorbond fencing, Carport with storage shed, Low maintenance gardens. Very close, within a 900m walk to Mawson shopping centre, Close to Woden Westfield and Canberra Hospital. Statistics: Land Size: 860m² approx. UV: \$905,000 (2023) Rates: \$4,744 p/a approx. Land Tax: \$8,172 p/a approx. (If rented) Living size: 100.2m² Deck size: 26.5m² Front deck: 5.7m² Carport: 20.7m² Total: 153m² (approx.)