

8 Hodgeman Street, Mawson, ACT 2607



Sold House

Thursday, 10 August 2023

8 Hodgeman Street, Mawson, ACT 2607

Bedrooms: 4

Bathrooms: 3

Parkings: 5

Area: 1112 m2

Type: House



Vince Qi

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Contact agent

Inspiringly extended to create a bright, contemporary family hub and to secure up to 8 cars plus a boat or caravan, this expansive home makes the most of every centimetre of its 1112sqm block. Unfolding across 310sqm of internal living over two levels, there are welcome pockets of privacy for every family member. At entry level, a rumpus room has separate access and a kitchenette and it could be used to run a small home business, while a dual workstation in the extended part of the home is the perfect study spot. Double glass doors segregate the main extension from the updated original home where a double-sided gas fireplace segregates the formal dining and lounge area. The sunny extension incorporates a large and lovely family room with stone-front gas fireplace while the adjacent kitchen opens out to an epic outdoor entertaining space that includes a three-seat island, plumbed gas barbecue, double bar fridge and protective patio blinds. Two of the home's four oversized bedrooms have ensuites. The glamorous master's ensuite boasts dual vanities, a double shower, and a beautiful soaker tub while twin custom walk-through wardrobes provide incredible storage. An unparalleled residence in Mawson that possesses premium quality, attention to details and redefine perfection – a home that is beyond compare.

Features:

- Updated and extended high-quality home
- Cedar-lined front portico
- 3.0m high ceilings
- Open modern kitchen with Omega electric cooktop, integrated Omega dishwasher
- Bosch 900mm oven, utility cupboard, plumbed refrigerator
- Custom pantry cupboards and servery to alfresco space
- Guest powder room with two-way access to alfresco area
- Heated flooring throughout extension
- 2 separated zoned, ducted heating and cooling plus reverse-cycle units
- Ducted heating and cooling to downstairs mancave/rumpus
- Ceiling fans to two ensuite bedrooms
- Gas fireplace
- Built-in wardrobes to bedrooms three and four and walk-through wardrobe to bedroom two
- Two decks bookending master suite
- Family bathroom with floor-to-ceiling tiles
- Floating timber floor to rumpus
- Private, north-facing rear yard, alfresco area with deck
- Laundry with good storage and rear access to protected drying space
- 25,000L under-deck water tank providing grey-water to toilets
- Extensive under-house storage
- Landscaped gardens with feature trees
- Irrigation for lawns and garden
- Automated gate to driveway
- 1 x single-car garage with access to rear yard
- 1 x double garage with internal access and integrated storage
- 1 x carport with high roofline
- Shade sail
- Study nook area
- Extensive gated driveway for a further 5 cars
- Front door camera and bell

In proximity to:

- Jenny Wren Childcare
- Mawson Primary School
- Canberra Christian School
- Marist Collegue
- Mawson Southland Shopping Centre
- Mawson District Playing Fields
- Shackleton Park
- Sri Vishnu Shiva Mandir
- Woden Town Centre
- Canberra Hospital

Block 15 Section 36
Block size: 1112.00sqm
Land value: \$1,150,000
Rates: \$1,123.00 per quarter approx.
Internal living: 310.87sqm approx.
Garage: 44.00sqm approx.
Carport: 40.16sqm approx.
House size: 395.00sqm approx.
Rental appraisal: \$1000.00 - \$1,100.00 per week approx.