

1/69 Hurley Street, Mawson, ACT, 2607



House For Sale

Saturday, 21 September 2024

1/69 Hurley Street, Mawson, ACT, 2607

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Type: House



Theo Koutsikamanis
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Executive Living - Build by Award Winning ELM Building Group

In a testament to sophisticated design and quality finish by Elm Building Group, this conveniently positioned residence is located just a short walk from Southlands Mawson and mere minutes from Woden Town Centre and Canberra Hospital, offering an inviting space that seamlessly blends luxury with everyday convenience.

As you step inside, you're immediately struck by the expansive three-metre-high ceilings that grace the open plan living/dining area with abundant natural light, delivering sense of openness that is perfect for both relaxation and entertaining. Enjoy effortless transitions from indoor to outdoor living, where you can host gatherings with seamless flow between the main living areas and the alfresco space.

For the culinary enthusiast, the kitchen is equipped with sleek stone bench tops, plentiful storage behind bespoke cabinetry by Capital Veneering, and top-of-the-line Smeg appliances, the perfect space designed for those who appreciate the art of cooking. Whether you're preparing a casual family dinner or hosting a lavish gathering, this kitchen is ready to meet all your needs. The main suite is generous and private, offering a large walk-in robe, as well as a quality built ensuite, complete with stunning two-tone tiling, frameless shower and designer stone top timber vanity with above bench basin. The main bathroom offers the same high-quality design and finish, with the added features of a full-size bathtub, twin sinks and convenient separate powder room to service the 2 additional bedrooms. An internal laundry and expansive remote-control garage/multipurpose room headline a long list of quality design features that must be experienced first-hand, making this executive stunner a must to inspect.

Provisions for kitchen and ensuite in multipurpose room on ground level. Joinery plans available upon request.

- Spacious open plan living and dining with timber veneer flooring, high ceilings with double glazed floor to ceiling windows, electric block out blinds and electric fireplace with feature Artisan Stone surround
- Bespoke kitchen with Smeg appliances including pyrolytic oven, combi oven with microwave function, extra large integrated dishwasher, induction cooktop, matching rangehood and integrated Fisher and Paykel French door fridge, plus 4 in 1 tap with sparkling water
- Private main suite with electric block out blind, walk in robe and ensuite with under floor heating + 3 additional bedrooms, all with built in robes and quality wool carpet
- Main bathroom also with under floor heating, chic two tone tiling, bathtub, backlit mirrors, stone top timber vanity with twin above bench basins, frameless shower and good storage + convenient separate powder room
- Separate built in study desk and cabinetry, perfect for home office needs
- Large internal laundry with storage and Asko washer and dryer
- Expansive oversized garage with additional storage and 33sqm flexi space with plumbing and electrical set up for selfie contained studio space or additional secure parking
- Entry door with smart door lock and video door bell, plus security camera system and 8kw solar
- Ducted heating and cooling throughout with separate zoning in bedrooms
- Architecturally designed landscaping, exposed aggregate paths, irrigated landscaping

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