

**19 Colbeck St, Mawson, ACT, 2607**



**House For Sale**

Wednesday, 11 September 2024

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**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Separate title retro retreat in prime Mawson location

This three-bedroom two bathroom townhouse offers the independence of a detached dwelling with the convenience of townhouse living.

The open-plan lounge and dining is brightly lit by the north-facing, floor-to-ceiling glass doors leading to a full length balcony which looks out onto glorious spring greenery. Featuring bespoke wall to wall timber joinery and fireplace, this living area creates the perfect environment for some "me time". The retro kitchen provides plenty of storage, perfect for the foodie who loves easy access to lots of ingredients, and winter breakfasts will be bathed in sunlight for a warming start to the day.

The three bedrooms feature built-in robes and are tucked well away from the living area, providing the quiet we all welcome at the end of the day. The large windows let the natural light in and provide a soothing aspect of trees and greenery.

Two bathrooms, a separate laundry and double carport provide convenience and lifestyle. Freshly painted throughout with new light fixtures, this property is a brilliant investment, downsizing option, or opportunity to get into the market in a highly sought-after location.

Located in highly sought-after Mawson, the local IGA at Swinger Hill shops is a simple solution. A slightly longer walk will take you to Southlands Mawson with its array of cafes, restaurants, delis, grocers and boutique stores. Close proximity to Woden town centre with the Westfield Woden upgrades offering cinemas, shopping, banking and a new restaurant and bar precinct.

Your new home features:

- Separate title north facing 3 bedroom, 2 bathroom townhouse
- Expansive open plan living and dining with bespoke wall to wall joinery
- Retro kitchen with electric appliances and an abundance of storage
- Generous sized bedrooms with built in robes and large windows
- Tidy main bathroom with separate shower and bath
- Separate W/C
- Second bathroom with additional shower and toilet
- Separate laundry
- Reverse cycle split system unit to living area
- Double carport
- Easy care gardens
- New paint and light fixtures throughout
- Plenty of storage cupboards
- Close proximity to local Swinger Hill shops, Southlands Mawson and the Woden town centre with the Westfield Woden upgrades
- Ease of access is provided by public transport including the upcoming light rail
- The extension to Canberra hospital and new CIT campus will further improve the benefits of this fantastic location.
- And some of Canberra's best schools; Jenny Wren Childcare, Mawson Primary, Chinese-Australian Early Childhood Centre, Canberra Christian School, Melrose High School and Marist College, are right on your doorstep

STATISTICS (all figures are approximate)

- EER: 1
- Built: 1972
- Internal Living: 136m<sup>2</sup>
- Carport: 27.20m<sup>2</sup>

- Land size: 476m<sup>2</sup>
- Land value: \$593,000
- Rates: \$3,345 per annum

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout and descriptions.