

30 Du Faur Pl, Mawson, ACT, 2607

LUTON

House For Sale

Sunday, 8 September 2024

30 Du Faur Pl, Mawson, ACT, 2607

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House

Modern and Sophisticated Family Living

Experience the elegance of modern living in this refined single-level family home incorporating both luxury and functionality. As you enter you are immediately captivated by the beautiful Jarrah timber flooring and the size of the formal lounge and dining space that leads your eye through French doors to the covered alfresco dining area. The parents retreat exudes sophistication with a sultry look, mood curtaining and pool outlook. It incorporates a generous walk-in robe and luxurious ensuite. The family wing is generous featuring three spacious bedrooms with built-in storage robes, and a dedicated study. The main bathroom optimizes luxury with an exquisite tile choice, full size bath and separate toilet. Culinary enthusiasts will appreciate designer kitchen boasting custom cabinetry, glass splash-back, stone waterfall bench top, premium Miele appliances, and a wine fridge. The nearby laundry is well designed with plenty of storage. Opposite the kitchen, the family room is spectacular with its curved French windows that fill the room with sunlight. This living areas flow seamlessly, through more French doors, to the private outdoor entertainment space, manicured gardens and resort-style, solar heated concrete pool set amidst travertine paving. The established gardens are impeccably landscaped, creating a serene retreat. Inside, enjoy the comfort of six-star ducted gas heating and high-end finishes, Bose sound system and back to base security system complete with security cameras. The property also includes a secure double garage with internal access, ample storage, and generous off-street parking. Centrally located in Mawson, a highly sought-after suburb, this home is perfect for families and downsizers who value location and a quality-built home in the heart of the Woden Valley. The local shopping centre offers a vibrant hub where residents can shop and enjoy a variety of lifestyle options. Adjacent to Pearce, Phillip, and Farrer, Mawson is bordered by Yamba Drive and Athlon Drive, placing it close to Woden Town Centre and the expanding Canberra Hospital. Residents also benefit from easy access to Canberra's efficient road network, making it convenient to reach all parts of the city. This home is the epitome of luxury and convenience. • Energy Efficiency Rating (EER): 5 • House Size: 186m² • Garage Size: 43m² • Year Built: 1997 • Land Size: 688m² • Rates: \$1130.75 p/q (approx.) • Unapproved Land Value : \$855,000 (2023) • Rental Range: \$950-\$1050 per week