

# 7 Scoble Place, Mawson, ACT, 2607

## House For Sale

Thursday, 5 September 2024



7 Scoble Place, Mawson, ACT, 2607

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**

## Renovated Family Home in Serene Location

Nestled in a quiet cul-de-sac and presenting a gorgeous facade, this modernised family home comes with a flexible floor plan and an emphasis on indoor/outdoor flow. It's a short walk to local schools and under a five-minute drive to Southlands Shopping Centre, The Canberra Hospital, and Westfield Woden-ticking all the lifestyle boxes.

### FEATURES

- Single level home (approx. 3 steps to entry)
- Situated in a quiet cul-de-sac
- Fully renovated throughout
- Stunning chef's kitchen with quality appliances (new LG dishwasher), granite bench tops and walk-in pantry
- Open plan living, dining and kitchen area with seamless flow to front and back decked areas
- Stunning master bedroom with walk-in robe and en-suite
- Three additional bedrooms, two with built-in robes
- Huge combined main bathroom and laundry
- Timber floors in living area, kitchen and hallway
- Dining room with built-in bench/storage
- Front and back merbau timber decks, both with LED lights and fans - great for entertaining
- Gas outlet for BBQ on back deck
- Double glazing on all windows and glass doors
- Luxaflex honeycomb blinds
- Pet and child friendly secure backyard
- Braemar ducted gas heating and cooling still under warranty from 05/10/2021 (5 years)
- Ceiling fans in all bedrooms
- Double lock up garage with automatic door
- Double carport with insulated roof
- Short walk to Mawson Primary School, Canberra Christian School, Mawson Oval and Swinger Hill Shops
- Under 5-min drive to Southlands shopping centre, The Canberra Hospital and Westfield Woden

### WHAT THE SELLERS LOVE ABOUT THE HOME

1. The quiet neighbourhood
2. The smart storage solutions
3. The multiple spaces for entertaining

### STATISTICS (all figures are approximate)

EER: 6.0

Home Size: 144m<sup>2</sup>

Garage Size: 52m<sup>2</sup>

Block Size: 916m<sup>2</sup>

Construction: 1968

Land Value: \$974,000 (2023)

Land Rates: \$1,250 per quarter

Land Tax: \$2,594 per quarter (only applicable if not primary residence)

Rental Range: \$800 - \$820 per week