

1/99 Ainsworth Street, Mawson, ACT, 2607



Townhouse For Sale

Wednesday, 28 August 2024

1/99 Ainsworth Street, Mawson, ACT, 2607

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse

Modern Luxury Meets Central Convenience

Discover this exquisite three-bedroom townhouse, set within a boutique complex of just seven, designed by the award-winning TM Architecture. With its striking split-level design and impressive kerb appeal, this property offers the perfect blend of low-maintenance luxury in a highly central location.

Flooded with natural light, the open-plan living area features generous proportions, oak flooring and a picturesque setting, ideal for family gatherings. North facing two-storey windows provide a leafy outlook, while a custom-made entertainment unit and feature pendant lights elevate the space. The contemporary chef's kitchen is a standout, complete with marble accents, Smeg Linea designer gas cooktop, convection microwave and oven wall, fridge water point, Bosch integrated dishwasher, a walk-in pantry, and soft-close drawers.

The thoughtfully designed floor plan situates the master suite on the ground floor, creating a private parents' retreat. This stylish suite boasts his and hers wardrobes and a spacious ensuite, making it a true sanctuary. Also on this level are a cleverly concealed full-sized laundry, internal access to the double garage, and a powder room.

Upstairs, two oversized bedrooms offer stunning views across Mawson towards Mt Taylor, with ample built-in wardrobes. A substantial family-sized bathroom, featuring custom joinery, a separate shower, and a bathtub with additional tapware, ensures convenience for all.

Ascend to the loft-style study or rumpus room, illuminated by a well-placed skylight. This versatile space is perfect for a home office, teenager's retreat, or additional living area.

The front and rear courtyards provide a private oasis for outdoor entertaining and space for children to play on the grass.

Blending meticulous design with contemporary style in a prime location, 1/99 Ainsworth Street is an opportunity not to be missed.

Additional Features:

- 161sqm of living space + 38sqm of garage & storage
- Oversized bedrooms
- Remote-controlled blinds for upper windows, quality honeycomb blinds for remaining windows
- IP-connected security system
- Ethernet cabling throughout
- Genuine oak flooring
- Double glazing throughout
- Multi zone ducted reverse cycle heating and cooling
- Rheem continuous gas hot water system
- Custom-built joinery in the living room, kitchen, loft, laundry, and bathrooms
- Heated towel rails in the ensuite
- Feature pendant lighting
- Light, neutral tones throughout
- Laundry includes a built-in ironing board, clothes hamper, and ample storage
- Generous storage throughout
- Garage with automatic panel lift door and internal access
- Landscaped courtyard with gas point for BBQ and a 3000-litre water tank

EER: 6

Rates: \$737pq approx.

Strata: \$1,146.00pq approx.

Internal Living: 161sqm approx.

Garage & Storage: 38sqm approx.

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