

2/153 Shackleton Circuit, Mawson, ACT 2607

Townhouse For Sale

Sunday, 23 June 2024

 BASTION
PROPERTY GROUP

2/153 Shackleton Circuit, Mawson, ACT 2607

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 243 m2

Type: Townhouse



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\$1,462,500

Prominently positioned in the heights of Mawson and newly constructed on arguably Woden Valleys finest street. 153 Shackleton Cct is one of just three RZ2 zoned Shackleton Cct addressed properties allowing redevelopment, so a new dwelling on this esteemed street is truly a rare offering not to be missed. Masterfully crafted by a local building company proudly building in Canberra for 35 years. Designed over 3 levels, in an unrepeatably position at elevation with stunning nature reserve opposite across the street observed from the front of the house & Woden Valley and picturesque Mt Taylor enjoyed from the rear of the house. Now complete and ready to move into your new warm, 6.2 star energy efficiency rated home for the winter. -243m² internally, providing 3+ car garage, 4 bedrooms, 2.5 bathrooms & separate living areas-High ceilings on all levels varying between 2.55m-3.25m throughout. -Large, ample double glazed windows and doors throughout exhibit light and space-In an elevated position adjacent open parkland and overlooking Woden Valley and Mt Taylor-Designer kitchen with 40mm stone, breakfast bar, plumbed fridge cavity & soft close cabinetry -SMEG pyroletic oven, induction cooktop, microwave and integrated dishwasher-Huge custom designed walk in pantry with stone benches, power points and tiled splash back -Ducted reverse cycle heating/cooling, alarm system and quality flooring and blinds throughout -Wide board European Oak flooring span the separate living, family, dining and kitchen areas-Ground floor, king sized master suite with lavish walk-in robe, expansive twin vanity ensuite -Well sized bedrooms with tranquil, elevated and leafy nature reserve & Mt Taylor outlooks-Ceiling height tiles, high quality tap ware, custom vanities & large showers in bathroom/ensuite-Tesla/EV charger in garage with ample extra space that could be used as a gym or work shop-A sizeable covered terrace flows from the sunken lounge room, flaunting Mt Taylor views-Thoughtfully designed with no wasted space providing additional storage throughout-Total Strata Levy including building insurance, maintenance & gardening fund approx \$730p/q-Adjacent parkland, a large, tiled, sunken from the street, north-east facing courtyard extends from the living areaThe exclusivity of this position is undeniable, the quality of construction is immediately evident and value offering is glaring; It really has a different noticeably prestigious feel up here. With each of the remaining 3 homes in this estate of just 4 all varying in layout, you won't be disappointed adding these to your weekends inspections. Location (approx straight line)-300m to Southlands Shops, 400m to Mawson Playing Fields, 500m to Park & Ride Bus Stop-750m to Mawson Primary, 850m to Melrose High, 1km to Marist College, 1.5km to Issacs Ridge-1.25km to Phillip Business District, 1.5km to Farrer Primary, 1.85km to Mt Taylor Reserve-2km to Canberra Hospital & CIT, 2.5km to Westfield Woden & proposed Light Rail Interchange. Negotiable settlement periods between 30- 90 days available. Whilst all care has been taken to ensure accuracy, the material and information contained are approximate only and no warranty can be given. Bastion Property Group does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.