

**3/25 MacRobertson Street, Mawson, ACT, 2607**



**Townhouse For Sale**

Thursday, 12 September 2024

3/25 MacRobertson Street, Mawson, ACT, 2607

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**

## Discover Your Ideal Low-Maintenance Haven in Mawson!

Experience the ease and elegance of modern living with this charming one-bedroom, one-bathroom townhouse. Perfectly designed to offer a harmonious blend of comfort, convenience, and style, this property is a fantastic opportunity whether you're a first-time buyer, downsizer, or investor.

Step into an open-plan living area bathed in natural light and featuring soaring high ceilings. The sleek modern kitchen is equipped with stone benchtops, ample storage, and top-quality appliances, including a gas cooktop. The spacious bedroom includes built-in robes, and the well-appointed 2-way bathroom adds to the convenience.

Enjoy outdoor relaxation in your private courtyard and deck, surrounded by established low-maintenance gardens. Plus, benefit from the added convenience of an internal-access single lock-up garage with EV charging station.

Located in a small, well-maintained complex in the sought-after suburb of Mawson, you'll be close to Southlands Mawson, Westfield Woden, Canberra Hospital, local schools, parks, and public transport options.

### Property Highlights:

- Spacious Bedroom with Built-In Robes and 2-Way Bathroom
- Modern Kitchen with Stone Benchtops, Ample Storage, and Quality Appliances, including Gas Cooktop
- Light-Filled Open Plan Living Area with High Ceilings
- Single Lock-Up Garage with Internal Access and EV Charging Station
- European Laundry
- Private Courtyard with Deck
- Established Low-Maintenance Gardens
- Located in a Small Complex
- Prime Location Close to Southlands Mawson, Westfield Woden, Canberra Hospital, Schools, Parks, and Public Transport

### Property Details:

- Living Size: 48m<sup>2</sup>
- Courtyard: 34m<sup>2</sup>
- Garage: 18m<sup>2</sup>
- EER: 5.5
- Year Built: 2011
- Units in Complex: 12

### Property Outgoings:

- Rates: \$602 approx. per quarter
- Landtax: \$514.65 approx. per quarter
- Levies: \$857.79 approx. per quarter
- Water Rates: \$186.77 approx. per quarter

### Disclaimer:

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