

4/151 Shackleton Circuit, Mawson, ACT 2607

MARQ

Townhouse For Sale

Thursday, 11 July 2024

4/151 Shackleton Circuit, Mawson, ACT 2607

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 148 m2

Type: Townhouse



Justin Taylor
0414701465



Jonah Anthony
0448647771

\$1,125,000+

Supremely positioned, whisper quiet and orientated to provide a bright modern atmosphere, this impressive dual level, 3 bedroom home is an exciting buying prospect. Highly private with easy care grounds, this property is positioned within a quality boutique complex, walking distance to local shops and only moments from the thriving Westfield Woden, Southland's shopping village, Canberra hospital and a host of other amenity. This impressive property is the smart choice for the growing family, downsizer or savvy investor.

- Highly private dual level home in prime location- Great floor plan with a multitude of entertaining options- Sun filled living areas throughout- High ceilings maximising light & space- Double glazed windows throughout- Ducted reverse cycle air-conditioning (Heating & Cooling)- EER 5.5- Chic 40mm stone kitchen, quality 900mm appliances- Gas cook top, pyrolytic oven, built-in microwave, large pantry- Stylish hardwood flooring and quality window furnishings throughout- Segregated master on ground floor, custom ensuite & vanity- Custom walk in robe- Modern bathroom, free standing bath tub, dual vanities- Underfloor heating to bathroom and ensuite - Beds 2 and 3 both of good size, and both with built in robes- Bedrooms 2 and 3 both offering tranquil Mt. Taylor views- Loads of additional storage through out the home- Superb entertaining terrace with awesome mountain views- Very private, easy care yard - Double car accommodation (1 carport attached, 1 covered allocated space)- Very reasonable body corp. fees of \$1303.65 per qtr. (Includes sinking fund)- Quality boutique complex set adjacent to parkland- Smart choice for the first home buyer, downsizer or savvy investor- Awesome value for moneyUltra convenient location:- 700m to Southlands Shopping Village- 700m to Mawson Primary- 800m to Mawson Playing Fields- 900m to Park & Ride Bus Stop- 4 min to Melrose High- 5 min to Marist College- 5 min to Phillip Business District- 5 min to Farrer Primary- 6 min to Canberra Hospital & CIT- 7 min to Westfield Woden & proposed Light Rail Interchange- 10 min to Mt Taylor Reserve

Brief Summary:- Internal living area: 148sqm- Enclosed carport: 22sqm approx.- Allocated car space: 16sqm approx.- Block Size: 215sqm- EER 5.5- Rental Estimate: \$770 - \$830 per week- Strata Fees: \$1063.80 per quarter- Sinking Fund: \$239.85 per quarter- Rates: \$3308 per annum

This home is more than just a property; it's a lifestyle. Experience the perfect blend of luxury, convenience, and tranquility in this beautifully appointed home.

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