

**8/45 Enderby Street, Mawson, ACT, 2607**

**VERV**

**Townhouse For Sale**

Thursday, 15 August 2024

8/45 Enderby Street, Mawson, ACT, 2607

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



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## Stunning Executive Townhouse with North Facing Living

Step into a world of modern elegance with this impeccably designed two-bedroom, two-bathroom executive townhouse, nestled in the highly sought-after heart of Mawson. From the moment you enter, you'll be captivated by the contemporary design, featuring clean lines, premium finishes, and an abundance of natural light that creates an inviting and sophisticated living environment. Every detail has been meticulously crafted to provide both comfort and style, making this townhouse the ideal retreat for the discerning professional or couple.

The north facing and generous living space flows onto the large, paved and expansive courtyard. The home is finished with a modern kitchen finished with 20mm stone benchtops, stainless steel appliances, tiled splashback and sleek cabinetry, this kitchen is as functional as it is beautiful. The open-plan layout ensures that the kitchen seamlessly integrates with the living and dining areas, making it perfect for entertaining guests or enjoying quiet nights at home.

One of the standout features of this townhouse are the two private courtyard spaces that extends your living area and provides a perfect setting for alfresco dining, morning coffees, or simply soaking up the sun. Surrounded by lush greenery, this courtyard offers a sense of privacy and calm.

Located just a short walk from Mawson's bustling local shops, cafes, and parks, this townhouse offers unparalleled convenience. Everything you need is right at your doorstep, from daily essentials to fine dining and leisure activities. Despite its central location, the townhouse is tucked away in a quiet street, offering a peaceful retreat while still being close to the action. Secure parking is also included, with an underground garage providing space for two vehicles, ensuring both convenience and peace of mind.

### Features Include:

- Executive townhouse
- North facing to the rear
- Spacious 99m<sup>2</sup> internal living
- Enormous 40m<sup>2</sup> rear courtyard
- Two generous bedrooms (built-in-robos)
- Two bathrooms (main & ensuite)
- Powder room downstairs for guests
- Open plan living area
- Double underground car garage
- Modern kitchen with tiled splashback, stainless steel appliances
- Main bathroom with large bathtub and free-standing vanity unit
- Reverse cycle AC unit in living area and upstairs
- Lush enclosed front courtyard
- Expansive paved courtyard

EER: 6.0 Stars

Living: 99m<sup>2</sup> (approx.)

Rear Courtyard: 40m<sup>2</sup> (approx.)

Front Courtyard: 21m<sup>2</sup> (approx.)

Body Corporate: \$1,255.50 pq (approx.)

Rates: \$653.00 pq (approx.)

Land Tax: \$868.37 pq (approx.)