





## MIO, 20 Edward St, Googong, NSW 2620

\$754,900

Townhouse    



### MIO - 2 Bed, 2 Living Areas, 2 Bath, Double Garage

VISIT THE DISPLAY TOWNHOUSE LOCATED ON EDWARD DRIVE, GOOGONG.

MIO  $i\frac{1}{2}$  Type C

This modern two-bedroom townhouse has been designed with owner-occupiers in mind. It's practical, well-proportioned and laid out to support everyday living, making it an ideal option for first home buyers or those looking for a low-maintenance home they can settle into.

With living spaces spread across multiple levels, the home offers excellent separation and privacy. The main living floor features a well-sized kitchen, dining and living area that opens directly to a private courtyard, creating a natural extension of the indoor space. A powder room on this level adds convenience and makes hosting simple.

Upstairs, the two bedrooms are positioned for comfort and functionality. The master bedroom includes its own ensuite, while the second bedroom is serviced by a full bathroom, making the layout suitable for couples, sharers or guests. Not to mention it has a full sized laundry room.

A standout feature is the additional lower-level lounge or retreat, providing flexibility for a home office, second living area or quiet space away from the main living zone. The inclusion of secure parking for two vehicles further supports long-term owner-occupied living.

Size breakdown:

Living: 122m<sup>2</sup>

Garage: 34m<sup>2</sup>

Courtyard: 31m<sup>2</sup>

Total: 187m<sup>2</sup>

ABOUT MIO:

MIO delivers townhouse residences with a difference, where each block has been meticulously designed for a variety of buyer types. Varied roof pitches allow for high ceiling heights, mixed exterior materials provide an individual touch to each block, and high levels of finish ensure MIO will be as impressive on the inside as it is on the outside.

#### Listed By

Keenan Veraar

Phone: (02) 6249 7700

Mobile: 0402 914 037

Open for Inspection

By Appointment.

