

18/37 - 39 Ainsworth St, Mawson, ACT 2607

Sold - 19/05/2022

Apartment 3 | 2 | 2



## Perfect living on the edge of Mount Taylor

With everchanging views to Mount Taylor, this executive townhouse is ready for new owners to enjoy. Situated in the popular suburb of Mawson, this contemporary three-bedroom family sized home has been thoughtfully designed for first home buyers, investors or families.

With neutral tones and modern fixtures and fittings throughout, you will be pleasantly surprised by just how much is on offer. At the heart of this home is an open plan living and dining area, with access to the large, private balcony showing off the amazing views, for endless entertaining opportunities and secure areas for the children or pets. The kitchen provides a thoughtfully laid out space, with stone bench tops, large breakfast bar with double sink, electric cooktop, dishwasher and plenty of storage space.

Accommodation is provided in the form of three generous sized bedrooms, all with built in robes, the master with ensuite. Both the bathroom and ensuite are neutral in design. The laundry is conveniently located on the main floor with powder room incorporated. Completing this gorgeous townhouse is the reverse cycle air conditioning for year round comfort, and double garage with internal access and extra storage space.

Currently tenanted, this property will make an ideal investment to add to your portfolio, or occupiers can enjoy the benefits of the rental return until you move in.

You will love being so close to Mawson's Southlands Shopping Precinct, the Mawson Club, Woolworths, cafes and with easy access to Woden with public transport at your doorstep.

Features include:

- Inviting, generously sized three-bedroom home
- Large open plan living, dining and kitchen area
- The kitchen includes stone bench tops, stainless steel appliances, and dishwasher
- Ensuite to master bedroom, separate bathroom
- Year-round comfort with reverse cycle heating and cooling unit to the living area
- Double car garage with remote and internal access
- Great investment opportunity currently rented at \$550 per week until January 2023 with the potential for up to \$650 per week if re-let

Living Size: 91m2 (approx)

Rent: \$1,225.00 p.w. (approx)

### Listed By

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