

**79 Hurley Street, Mawson, ACT, 2607**

**House For Sale**

Thursday, 7 November 2024



79 Hurley Street, Mawson, ACT, 2607

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Brett Hayman

0261757414

## Great family home on a landscaped 873m<sup>2</sup> block

Nestled amongst landscaped grounds, this impressive home boasts both style and comfort with ducted, zoned air-conditioning and elegant timber flooring throughout. A sunken living area creates a cozy retreat, flowing effortlessly into a spacious open-plan kitchen, family, and dining area ideal for relaxed gatherings and entertaining. The dining area opens onto an expansive alfresco timber deck that overlooks a beautifully landscaped backyard, an ideal place for outdoor dining and quiet enjoyment.

The master suite features a built-in robe and ensuite with a unique open vanity area for added convenience. Three additional bedrooms, all with built-in robes, offer ample space and flexibility for family or guests. A generous study with a serene outlook is ideal for home-based professionals or older students, providing a tranquil space to work or study.

Completing the home is an oversized double lock-up garage with extra storage space, catering to all storage needs with ease. This home is designed for both luxurious comfort and practical living in a sought-after elevated setting.

### Features

- Four-bedroom residence on a landscaped 873m<sup>2</sup> block
- Sunken living area
- Spacious open plan kitchen / family / dining area
  - Ducted air-conditioning
- Master suite with built in robe, ensuite and open vanity area
- Three additional bedrooms with built in robes
- Generous study
- Oversized double lock up garage with extra storage space
- Expansive alfresco timber deck

EER: 3.0

Rates: \$4,341 pa (approx.)

Land Tax: \$8,757 pa (approx.)

Living Area: 207m<sup>2</sup>

Land Size: 873m<sup>2</sup>

Land Value: \$805,000 (2024)

### Nearby

- Woden Town Centre
- The Canberra Hospital
- Mawson Primary School
- Melrose High School
- Marist College Canberra
- Canberra College