



MIO, 20 Edward Drive, Googong

## 4 Bed, 2 Bath, Double Garage

VISIT THE DISPLAY TOWNHOUSE LOCATED ON EDWARD DRIVE, GOOGONG.

MIO — Type F

Step inside and immediately experience the difference. Designed for space, light and flexibility, this impressive 4-bedroom townhouse offers the scale, ceiling height and spatial flow of a standalone house, with the low-maintenance ease of contemporary townhouse living.

With approximately 151m<sup>2</sup> of internal living and soaring 3.4m high ceilings, the sense of space is instant and undeniable. Wide living areas, generous room proportions and abundant natural light create an open, airy feel that's rarely found in townhouses.

The ground floor is designed for real living - a large open-plan kitchen, dining and living zone that comfortably accommodates family life and entertaining, flowing seamlessly to a private courtyard - perfect for entertaining or relaxed outdoor living. A laundry, powder room and internal access to the secure double garage complete the lower level.

Upstairs continues that sense of generosity. The bedrooms are genuinely spacious, not just on a plan, but when you're standing in them. The master suite feels private and comfortable, while the

4  2  2 

**FOR SALE**  
\$885,000

**VIEW**  
By Appointment

### AGENTS

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### AGENCY

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 **LJ Hooker**

additional bedrooms and multi-purpose room give you flexibility as life changes - kids, guests, work from home, second living space or simply extra space to enjoy.

This is a home for people who don't want to downsize how they live - just how much they maintain.

Size breakdown:

Living: 151m<sup>2</sup>

Garage: 40m<sup>2</sup>

Courtyard: 27m<sup>2</sup>

Total: 218m<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.

DNA Architects have planned MIO to generate a sense of community and provide flexible options with generous living areas & shared landscape spaces. Choose from 3 or 4 bedroom terrace houses, many with wide frontages, or opt for a 2 bedroom townhouse with the rarity of side by side double or even triple lock up garaging.

MIO embraces Googong's commitment to being a 5-Star Green Star Community as a future proofed sustainable development with fibre to the home, shared electric vehicle charging stations, recycled grey water to toilets & gardens & an innovative solar share system site wide.

Developed & built by Base Developments & Milin Builders following designs by DNA & interiors by LB Design, MIO offers function & style with plenty of room to move both inside & out.

MIO

- Brand new multi-level townhouse
- Engineered timber flooring throughout living/dining area & carpets to bedrooms
- High-quality fittings throughout
- Open plan living & dining
- Kitchen fitted with 20mm stone benchtops, AEG cooking appliances (including induction cooktop)
- Kitchen has breakfast bar, double bowl sink plus heaps of storage
- Ensuite to main bedroom with vanity, shower, toilet & full height tiling
- Bathroom similarly fitted to ensuite
- A focus on sustainability.
- 'Solshare' by Allume Energy. An innovative system to share solar energy across the site
- Googong's green credentials have been recognised by the Green Building Council of Australia, with the nation's first 5-Star Green Star Communities rating.
- Instantaneous electric hot water system
- WFH with confidence. Fibre to the premises (FTTP) connection offering high speed internet.
- Double glazed aluminium framed windows & sliding doors
- Recycled grey water to toilets & gardens
- Shared EV charging stations
- Minimum EER of 6 stars
- A few extra features:
- Ducted heating & cooling
- Flyscreens to all opening windows & sliding doors
- LED Lighting throughout
- Light & airy living space through a variety of windows & glass

- doors
- Fibre to the premises data connection

4 bedroom townhouses x 4 \$885,000 - \$904,900

### MORE DETAILS

Property ID 1W93GR5  
Property Type Townhouse  
House Size 218 m2

**Keenan Veraar 0402 914 037**

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