



MIO, 20 Edward Drive, Googong

MIO - 3 Bed, 2 Bath, Triple Garage

This three-bedroom townhouse has been carefully designed for people who want space, separation and comfort in a home they plan to live in - not just buy.

With approximately 133m² of internal living, the layout feels generous without being overwhelming. Living areas are positioned to make every day routines easy, while bedrooms are kept private and quiet.

On the main level, the kitchen, dining and living areas connect naturally and open to two private courtyards, giving you flexibility for outdoor dining, entertaining or simply enjoying your own space. A separate lounge provides an additional living zone - ideal for families, working from home or creating a quieter retreat away from the main area. A ground-floor powder room adds practicality for daily use and guests.

Upstairs, all three bedrooms are well proportioned. The master bedroom includes its own ensuite, while bedrooms two and three are serviced by a central bathroom. A separate laundry on this level is a thoughtful inclusion that supports day-to-day living. The home is completed by a secure TRIPLE garage and strong

3 2 3

FOR SALE
\$825,000

VIEW
By Appointment

AGENTS

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Interested parties must rely solely on their own enquiries.



internal flow across levels, making it well suited to long-term owner occupation.

Size breakdown:

Living: 133m²

Garage: 37m²

Courtyard: 49m²

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

3 bedroom townhouses x 26 available \$800,000 - \$850,000

MORE DETAILS

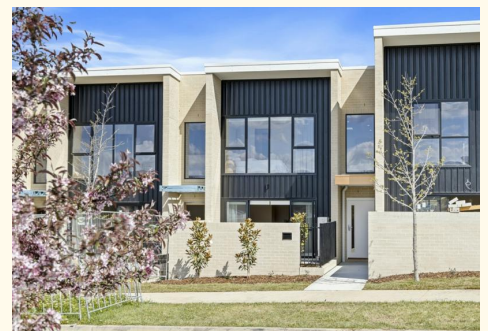
Property ID 1W95GR5
Property Type Townhouse

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