

MIO, 20 Edward Drive, Googong

## MIO - 3 Bed, 2 Bath, Double Garage

Discover contemporary living with this beautifully designed 3 bedroom townhouse, offering generous internal space, multiple living zones and exceptional indoor—outdoor flow.

Spanning approximately 130m<sup>2</sup> of internal living across two well-planned levels, this residence is ideal for families, professionals or investors seeking space, functionality and modern comfort.

The ground floor features a light-filled open-plan living and dining area, seamlessly connected to a stylish kitchen and flowing out to two private courtyards - perfect for entertaining, relaxing or family living. A dedicated study, separate lounge, laundry and powder room complete the lower level, offering flexibility rarely found in townhouse living. Upstairs, three well-proportioned bedrooms provide privacy and comfort. The master suite includes a walk-in robe and ensuite, while bedrooms two and three are serviced by a central bathroom.

Additional highlights include a secure double garage, ample storage throughout, and thoughtfully zoned living areas designed for modern lifestyles. This is a rare opportunity to secure a well-designed home with generous proportions and multiple outdoor spaces in a growing, lifestyle-focused location.

3  2  2 

**FOR SALE**  
\$824,900

**VIEW**  
By Appointment

### AGENTS

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### AGENCY

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Size breakdown:  
Living: 130m<sup>2</sup>  
Garage: 39m<sup>2</sup>  
Courtyard: 41m<sup>2</sup>  
Total: 210m<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 (subject to energy provider approval)
- 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

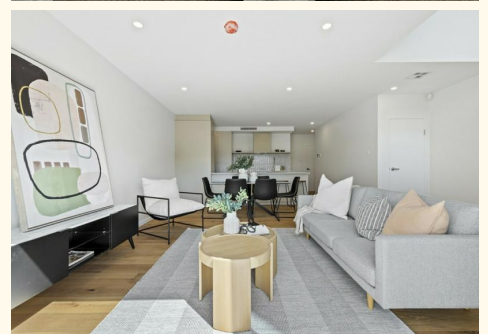
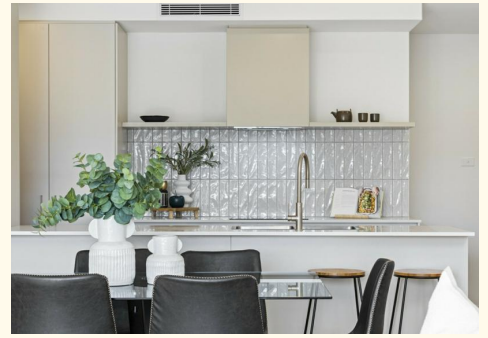
Property ID 1W97GR5  
Property Type Townhouse

**Keenan Veraar 0402 914 037**

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