







12 Du Faur Street, Mawson

Thoughtfully Designed. Beautifully Built. Exceptionally Maintained.

Auction Location: On Site

There is an enduring appeal to a home that has been thoughtfully designed, exceptionally well built and meticulously maintained - and 12 Du Faur Street delivers on every level.

Constructed by Better Building, this beautifully presented single level four-bedroom residence showcases a level of craftsmanship and structural integrity that is increasingly rare. Designed for both longevity and everyday comfort, the home offers a seamless balance of quality, functionality and warmth.

At its heart, the expansive kitchen is both practical and inviting, featuring stone benchtops, a display cabinet, a breakfast bar, quality appliances including Bosch oven and dishwasher, and a Kleenmaid/Brandt gas cooktop. A skylight above enhances natural light, while the generous layout connects effortlessly to the dining and family areas-ideal for both relaxed family living and entertaining.

4 2 2

AUCTION
Sat 21st Nov @ 12:00PM

VIEW
Wed 18th Nov @ 1:00PM - 1:30PM

AGENTS
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All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

The home offers multiple living zones, including a formal living room at the front and a spacious open-plan family and dining area, providing flexibility for growing families or those who appreciate defined yet connected spaces.

Accommodation is well considered, with four generous bedrooms, all with built-in robes. The segregated master suite includes a walk-in robe and a spacious ensuite complete with bathtub, while the main bathroom, also featuring a bath, services the remaining bedrooms. A separate powder room adds further convenience for guests.

Comfort is a standout, with 2.7-metre ceilings, double glazing throughout, and in-slab heating complemented by individually controlled thermostats in each room-ensuring year-round efficiency and personalised climate control.

A lush, established hedge enhances the sense of privacy and calm, creating a peaceful backyard retreat. Framed by manicured gardens, the outdoor setting is both inviting and serene-ideal for entertaining or unwinding-while the fully fenced design adds an extra layer of security and practicality.

Additional features such as a Crimsafe security door in the front entrance, a Ness alarm system, lockable side access, solar panel, quality window furnishing throughout and internal-access double garage further reinforce the home's quality and functionality.

Positioned in the heart of the Woden Valley, Mawson offers a lifestyle of everyday convenience and connectivity. Just moments from Southlands Shopping Centre, cafés, schools and local parks, and only a short drive to Woden Town Centre and Canberra Hospital, the location combines village-style living with easy access to the CBD, ideal for families, professionals and downsizers alike.

12 Du Faur Street is a residence of genuine substance-designed with care, built to last, and maintained to the highest standard. It presents an exceptional opportunity to secure a home where quality and comfort are immediately evident.

Features:
- Single level functional floorplan
- Four generously sized bedrooms with built-in robes
- Master suite with walk-in robe and ensuite (with bathtub)
- Main bathroom with bathtub
- Separate powder room
- Multiple living areas including formal lounge and open-plan family/dining
- Segregated main bedroom suite
- Quality construction by Better Building
- Large shade sail in the backyard defines an entertaining/relaxing external space creating an idyllic outdoor room
- Chef's kitchen with stone benchtops, breakfast bar and skylight
- Bosch pyrolytic oven and Bosch dishwasher
- Kleenmaid/Brandt gas cooktop
- Double glazing throughout
- metre ceilings
- Heated in-slab flooring
- Individually controlled thermostats throughout the house
- Reverse cycle air conditioning in main living area
- Crimsafe security door at front door entrance
- Solar panels (7.92 Kw system with 6 Kw inverter), battery ready
- Flyscreen doors for all external doors
- Ness alarm system installed
- Quality window furnishings throughout
- Double French Doors from the main bedroom to outside
- Double French Doors from main living space to outside

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- Four other external access doors enhancing indoor-outdoor flow
- Beautifully established, three-metre tall hedge provides exceptional privacy and a serene garden backdrop
- Established landscaped gardens front and back
- Rock feature walls in backyard
- Lockable side gates
- Double garage with internal access (6m x 6m approx.)
- Additional storage area off garage (includes fridge space, pantry cupboard and drawers)
- Quiet, well-established street in a highly convenient location

Key Figures: (approximations)
EER: 5
Rates: $1,305.50pq
Land Tax (for investors): $2,719.40pq
Internal Living: 207.33 sqm
Garage: 44.81 sqm
Block Size: 898 sqm
UV: $877,000 (2026)
Year Built: 2003

Disclaimer:
While all care has been taken in compiling information regarding properties marketed for rent or sale, we accept no responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate the information provided.











MORE DETAILS

Property ID	1UX0FMF
Property Type	House
EER	5
Including	Air Conditioning
	Toilets (3)
	Alarm
	Dishwasher
	Built-in-Robes
	Solar Panels
	Liveability

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Manuka



The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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