






41A Enderby Street, Mawson

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## LOW MAINTENANCE LUXURY MEETS FAMILY LIVING

Low maintenance, luxurious living on a large scale in the heart of the Woden Valley with shops and quality schools at your doorstep. Meticulously renovated and move-in ready, this is a home with the best of all worlds - a warm, family friendly spacious dual-occupancy with a functional floorplan catering to incredible space inside and out. Enjoy spending time living, relaxing and entertaining in separate living areas or your choice of two outdoor entertaining areas; rather than spending your time maintaining your property grounds.

Nestled in a quiet street, the home itself is ideally positioned at the front of the block, yet the entrance is set back from the road for added privacy. Stepping inside, the quality of the home can be immediately seen and felt. The kitchen and living/dining area is spacious, light filled and open plan, ensuring you can entertain and interact with ease, including stylish and functional storage cupboards. Bright and recently renovated for practicality and style, the kitchen offers large stone benchtops, new oven, electric cooking and dishwasher. Glass sliding doors open to the large and private front entertaining area, landscaped to ensure no opportunity for outdoor enjoyment is missed - complete with large deck and grassed areas, all framed beautifully by established greenery and raised garden beds. Flowing

**FOR SALE**  
Auction

### AGENTS

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### AGENCY

LJ Hooker Woden | Weston  
(02) 6288 8888

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 **LJ Hooker**

with ease from the kitchen, there is a spacious second living or family room, with plenty of entertaining or study space, focused around the gas fireplace with feature stone for cozy winter evenings. The rear entertainers deck comes off this space, a beautiful and private place to relax, with awnings and shade cloth to ensure this space can be enjoyed all year.

Intelligent design offers three bedrooms, the master segregated and spacious, offering rear deck access, a walk-in robe and distinguished ensuite, featuring floating vanity, floor to ceiling tiling and walk-in frameless shower with recess. The remaining two bedrooms are located off the hallway and are serviced by the updated main bathroom, featuring full sized bath and separate shower. The laundry is separate, fully renovated with bench and storage space plus rear access.

Additional improvements and modern comforts include a single automatic garage, single carport, 6.6kw solar system, ducted gas heating, evaporative cooling, rejuvenated timber flooring plus ceiling fans to two bedrooms. Ideally located just minutes walk to Swinger Hill shops and local schools including Mawson Primary School, minutes drive to Woden Town Centre, Mawson Shops and the Canberra Hospital, enjoy the comfort of a location embracing lifestyle, family friendliness and convenience all in one.

- Renovated & move in ready
- Separate indoor living areas
- Private front entertaining area with spacious deck, grassed areas, established greenery and raised garden beds
- Renovated kitchen with stone benchtops, new oven, dishwasher and electric cooking
- Master bedroom with ceiling fan, walk in robe and renovated ensuite with outdoor access
- Two remaining bedrooms, one with built in robes
- Updated main bathroom with full sized bath and separate shower
- Rear deck with awning and shade cloth
- Renovated separate laundry with bench and storage space
- 6kw solar system
- Single garage and single carport
- Ducted gas heating and electric cooling
- Rejuvenated timber flooring
- Great storage

Living size: 137m<sup>2</sup>  
Land size: 477m<sup>2</sup>  
Land value: \$562,000 (2025)  
Rates: \$3,620.86 p.a (approx.)  
Land tax: \$6,861.80 p.a (approx.)  
EER: 5.5 stars



## MORE DETAILS

Property ID JPAH5W  
Property Type House  
House Size 139 m<sup>2</sup>  
Land Area 477 m<sup>2</sup>  
EER 5.5

### Jane Macken 0408 662 119

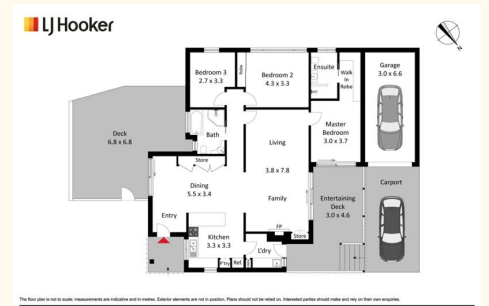
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### Emma Irwin 0422415008

Sales Consultant to Jane Macken |  
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