



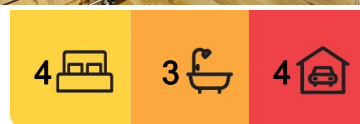
## Mawson, 45 Debenham Street

### WHEN OPPORTUNITY KNOCKS

NOT ONE, BUT TWO! A rare and exciting opportunity is waiting for you in coveted Mawson, in the form of two residences situated on one generous 805m2 block. Whether you are looking harmonious dual living arrangements for extended family or teenagers, an investors dream with great rental return, a home to live in plus another to offset your mortgage, or harmonious family living arrangements. You can't let the thought of a duplex fool you, both properties can be separated or combined as desired.

Centrally located in a popular street, the homes have been renovated throughout with many surprises and modern comforts. The main home offers a spacious open plan kitchen and dining area with incredible bench and storage space, two spacious sunrooms/living areas - one with cabinetry ready for the indoor/outdoor kitchen of your dreams, three bedrooms and two full sized bathrooms.

The second residence has both a separate entrance or sliding door access from the main,



**For Sale**  
\$1,100,000 +

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[ljhooker.com.au/HUVH5W](http://ljhooker.com.au/HUVH5W)

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**EER** ★★★★★

**LJ Hooker Woden | Weston**  
(02) 6288 8888



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offering an open plan living and dining area, kitchenette and laundry facilities, a large bedroom and bathroom.

Outdoors, the flat grassed area is fully fenced, with access from the double garage, double carport and large storage room to the indoors. Enjoy the peacefulness of this ideal location, walking distance to Mawson Shops and local schools, plus a short drive to Woden Plaza.

#### Features

##### Main residence:

- Modern kitchen with island bench, ample bench and storage space plus 900mm gas cooktop and canopy rangehood
- Spacious dining area plus two sunrooms/living areas, one with cabinetry ready for an indoor/outdoor kitchen
- Three spacious bedrooms, two with their own R/C units
- Two full sized modern bathrooms, one with bath

##### Studio:

- Separate access and access from the main home
- Open plan living and dining
- Kitchenette and laundry facilities
- Large bedroom and full sized bathroom

##### Additional features:

- Double garage
- Double carport
- Storage room

Land Size: 805m<sup>2</sup>

Living Size: 171m<sup>2</sup> total for both residences

UV: \$751,000

Rates: \$3,856 p.a (approx.)

Land Tax: \$6,863 p.a (approx.) if rented

Construction: Ex-Gov residence, extended in 2023

EER: 4.0 stars



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## More About this Property

<b>Property ID</b>	HUVH5W
<b>Property Type</b>	House
<b>Land Area</b>	805 m2
<b>EER</b>	4

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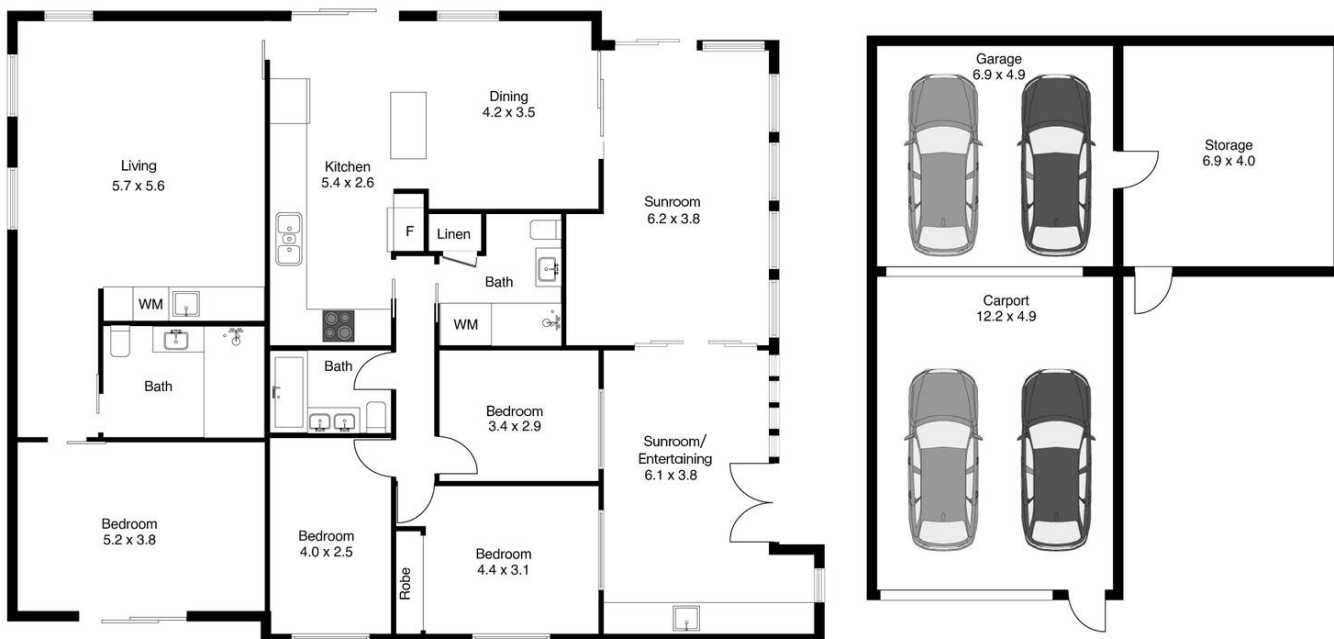
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The site plan and area not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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