



5 Markham Street, Mawson

And the love affair begins….

Perfectly positioned, elevated in a tightly held Woden Valley locale, this executive entertainer blends elegance and charm with contemporary luxury to deliver the ultimate family lifestyle. With multiple living areas inside and versatile entertaining outside amongst manicured gardens, this home delivers a seamless balance of space, sophistication and functionality, a much-loved family home of 25 years, ready for new owners to create new memories.

From the moment you drive in to the quiet cul-de-sac and enter the home through private front courtyard, the home's presence and charm are undeniable. Stepping inside, spacious family and dining areas surround the kitchen, catering to intimate family dinners or large gatherings with ease. Carefully designed and flawlessly finished, the kitchen offers an expansive stone benchtops with breakfast bar, gas cooktop, integrated microwave and oven, dishwasher, soft close drawers alongside custom built cabinetry with dual pantries and bar/coffee nook. A spacious formal living room is positioned at the front of the home, embracing green vistas provided by the elevated position.

Four bedrooms are positioned on this level, the double-sized master

4 2 2

FOR SALE

\$1,499,000 +

VIEW

By Appointment

AGENTS

Jane Macken
0408 662 119
jane.macken@ljhwodenweston.com.au

Emma Irwin
0422415008
emma.irwin@ljhwodenweston.com.au

AGENCY

LJ Hooker Woden | Weston
(02) 6288 8888

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.



is befitting of a home of this calibre with sitting/dressing area, walk in robe and ensuite. All three remaining bedrooms include built in robes, serviced by the renovated bathroom offering bath/rainfall shower and separate WC. There is also a dedicated study, offering ideal segregation for working from home.

Outdoors is an entertaining oasis. A spacious, covered outdoor entertaining area is framed by beautiful, established yet easy care gardens, the perfect green backdrop for celebrations. Pathways lead you further into the garden, to flat grassed areas, another paved entertaining area and raised garden beds.

Further additions and upgrades include double glazed windows, added insulation, 10,000L water tank, single car garage + single carport, ducted gas heating, evaporative cooling and separate laundry. Whilst the home is beautiful and move in ready, the RZ2 zoning future proofs your purchase. Conveniently located and just a short walk or drive to quality primary and secondary schools, Southlands Shopping Centre, Westfield Woden and the Canberra Hospital.

Features:

- Move in ready, renovated and updated throughout
- RZ2 block
- 4 spacious bedrooms + study
- Double glazed windows & added insulation
- Established front gardens and courtyard entry
- Renovated kitchen with stone benchtops and breakfast bar, gas cooktop, integrated microwave and oven, dishwasher, soft close drawers alongside custom built cabinetry with dual pantries and bar/coffee nook
- Updated bathroom with bath/ rainfall shower, and separate WC
- Ducted gas heating and evaporative cooling
- Double-sized master bedroom with sitting/dressing area, walk in robe and ensuite
- Multiple outdoor entertaining areas amongst established gardens, grassed areas and raised garden beds
- Single car garage + single carport
- 10,000L water tank
- Large separate laundry

Block size: 1016m² (approx.)

Living size: 196m² living + 44m² car (approx.)

Land Value: \$855,000 (2025)

Rates: \$4,872 p.a (approx.)

Land tax: \$10,100 p.a (approx.) (only if rented)

Construction: 1967

EER: 3.5 stars



MORE DETAILS

| | |
|---------------|---------|
| Property ID | JJCH5W |
| Property Type | House |
| House Size | 240 m2 |
| Land Area | 1016 m2 |
| EER | 3.5 |

Jane Macken 0408 662 119

Franchise Owner, Licensee, Licensed Agent ACT/NSW |
jane.macken@ljhwodenweston.com.au

Emma Irwin 0422415008

Sales Consultant to Jane Macken |
emma.irwin@ljhwodenweston.com.au

LJ Hooker Woden | Weston (02) 6288 8888

23 Brierly Street, WESTON CREEK ACT 2611

westoncreek.ljhooker.com.au | reception@ljhwodenweston.com.au





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.

5 Markham Street, Mawson