



7 Aurora Close, Mawson

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Great Value Position and Huge Potential

Discover the perfect blend of location, potential, and lifestyle in this exceptional property set in one of Woden's most desirable suburbs. Positioned on a generous 782m² RZ2 block, this home offers endless possibilities - whether you're looking to renovate, rebuild, or develop.

Enjoy the convenience of being just a short drive to Westfield Woden, with its vibrant shopping, dining, and entertainment options. Families will appreciate being in the catchment for sought-after local schools, making this an ideal location for long-term living or strong investment growth.

Take in the views of the Brindabella Mountains from the back deck, perfectly positioned to capture the natural beauty of Canberra's landscape and sunsets. Book a private inspection or come along to an open home- don't miss this opportunity!

Features:

- 6 min Walk to Enderby Playground
- 3 min Drive to Mawson Primary School
- 6 Min Drive to Marist College
- 4 Min Drive to Melrose High School

FOR SALE
\$999,999

VIEW
By Appointment

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AGENCY
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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.



- 3 Min Drive to Mawson Shops
- 3 Min Drive to Mawson Oval
- 6 Min drive to Canberra Hospital
- 5 Min Drive to Westfield Woden
- Double Built-In Wardrobe in Master
- Built-in wardrobes in all bedrooms
- Abundance of storage throughout
- Open, light filled design
- Two large living areas
- Updated Flooring
- Dedicated Laundry
- Deck with views to Brindabella Mountains
- Double car port
- Private, secure back yard

Statistics:

Block Size: 781 sqm

House Size: 115 sqm

Carport Size: 40 sqm

EER: 4.5 Stars

UV: \$752,000

Rates: \$4,104 p.a

Land Tax: \$8,172 p.a. (for investors only)

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MORE DETAILS

Property ID	HP0P3F8H
Property Type	House
House Size	115 m2
Land Area	781 m2
EER	4.5
Including	Deck Built-in-Robes

Duncan Walker 0452 494 520

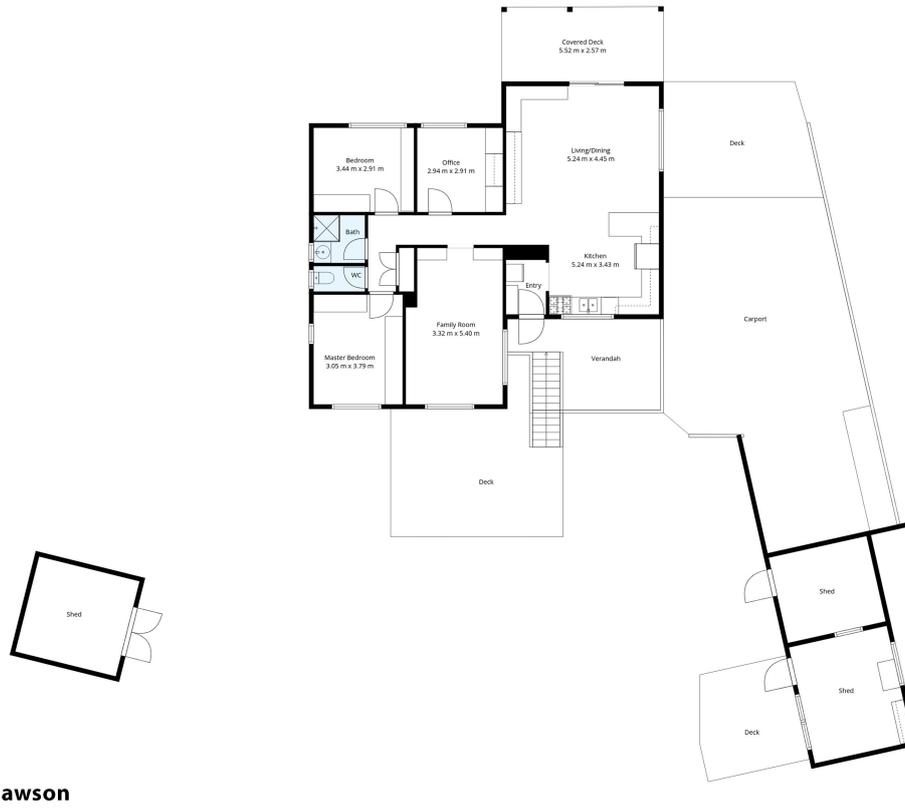
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