






16/86 Mawson Drive, Mawson

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## Modern Comfort and Lifestyle in a Prime Location

Auction Location: Winning Appliances | 80 Giles Street, Kingston

Welcome to this stylish and beautifully presented two bedroom townhouse, offering the perfect blend of contemporary living and lifestyle convenience.

Ideally positioned just a short stroll from the popular Mawson Shopping Precinct, this home also enjoys picturesque views directly towards the stunning Mt Taylor, the perfect backdrop for your morning coffee or evening unwind.

Step inside to discover a thoughtfully designed layout with generous open-plan living. The sleek kitchen features stone benchtops, ample storage, and premium Bosch appliances, including a gas cooktop, electric oven, dishwasher, and built-in microwave. It flows effortlessly into the spacious dining and lounge areas, creating an ideal space for entertaining or relaxing.

The light-filled lounge opens onto a peaceful rear courtyard, framed by a striking sandstone retaining wall that adds character and charm to your outdoor retreat. A second front courtyard brings in refreshing

**FOR SALE**  
Auction

### AGENTS

Hamid Muradi  
0424 858 600  
hamid.muradi@ljhookerprojects.com.au

### AGENCY

LJ Hooker Canberra City  
(02) 6249 7700

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 **LJ Hooker**

cross-breezes and provides a prime spot to enjoy breathtaking sunsets over Mt Taylor.

Downstairs also features a convenient powder room, while upstairs you'll find two generously sized bedrooms, both with built-in robes and filled with natural light. A modern bathroom and a cleverly concealed European laundry complete the upper level.

This home also offers secure parking for two vehicles, a storage cage, and ample visitor parking. Reverse cycle air conditioning on both levels ensures year round comfort, and the home has been recently updated with new carpet, blinds, and curtains throughout.

Situated in the friendly and well maintained Novo complex (mostly owner occupied), this is a secure, community oriented environment you'll love coming home to.

A fantastic opportunity for first home buyers, downsizers or investors seeking a low maintenance lifestyle in a sought after location.

#### FEATURES

Contemporary townhouse living  
Fantastic location near Mawson Shopping Precinct  
Beautiful aspect with views to Mt Taylor  
Open-plan design with spacious living and dining areas  
Stylish kitchen with stone benchtops and generous storage  
Bosch appliances: gas cooktop, oven, built-in microwave & dishwasher  
Two large bedrooms with built-in robes  
Modern bathroom with shower, vanity & toilet  
Downstairs powder room for convenience  
European-style laundry  
Easy-care front and rear courtyards  
Private rear courtyard with sandstone retaining wall  
Reverse cycle air conditioning upstairs and down  
Gas hot water system  
Freshly updated with new carpet, blinds & curtains  
Secure tandem parking for two cars plus storage cage  
Plenty of visitor parking  
Friendly, majority owner-occupied complex  
Close to shops, schools, transport and main road access  
Short drive to Woden Town Centre and Westfield

#### ESSENTIALS

EER: 6.0  
Living: 84m<sup>2</sup>  
Courtyards: 16m<sup>2</sup> (rear) + 10m<sup>2</sup> (front)  
Year Built: 2012  
Body Corporate: \$886 p/q  
Rates: \$665.31 p/q  
Rental Estimate: \$600 to \$620 per week



## MORE DETAILS

Property ID 2EECFHK  
Property Type Townhouse  
EER 6

**Hamid Muradi 0424 858 600**

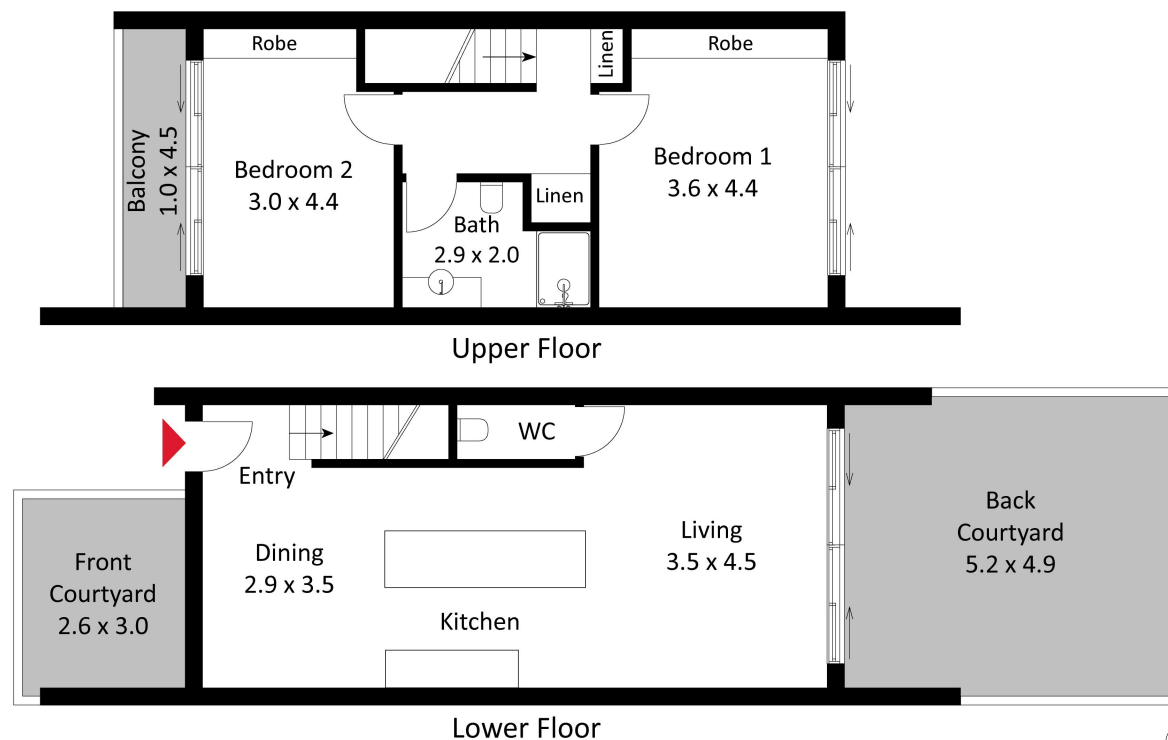
Sales Consultant | [hamid.muradi@ljhookerprojects.com.au](mailto:hamid.muradi@ljhookerprojects.com.au)

**LJ Hooker Canberra City (02) 6249 7700**

1st Floor, 182 - 200 City Walk, CANBERRA CITY ACT 2601  
[canberracity.ljhooker.com.au](http://canberracity.ljhooker.com.au) | [canberracity@ljhooker.com.au](mailto:canberracity@ljhooker.com.au)



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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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