



**SOLD**

## SUSTAINABLE SOPHISTICATION IN THE HEART OF TAHMOOR

Welcome to 23 Mahonga Street, Tahmoor, a truly versatile, eco conscious residence set on a generous 1,290m<sup>2</sup> corner block with dual street access right on the fringe of Tahmoor's growing township. This unique property brings together expansive family living, sustainable features, and the flexibility of a self-contained studio, making it a standout choice for large families, multi-generational living, investors, or those seeking extra income potential.

### Property Highlights

#### MAIN RESIDENCE:

Step inside the main house and discover space, style, and practical family living:

- \* Five spacious bedrooms, each with custom fitted built-in wardrobes, plus a walk-in robe to the master suite and a private ensuite bathroom.
- \* A well-appointed kitchen with a gas cooktop, two ovens, a convenient twin drawer dishwasher, and a generous walk-in butler's pantry all perfect for families who love to cook and entertain.
- \* Multiple living zones including two separate lounge rooms, a dedicated dining area, and a fully enclosed games room/entertaining space to bring everyone together.
- \* Quality touches throughout, including plantation shutters, ceiling fans in every room, and multi-zone ducted air conditioning for year-round comfort.
- \* Efficient natural gas with two internal gas points plus a gas hot water system.
- \* The garage includes internal access, built-in storage, a kitchenette with sink, split system A/C and an electric roller door for ease and security. The fitted laundry offers built-in cupboards and benchtops for extra storage.
- \* Sustainable living is front of mind with solar panels already installed to help reduce energy costs.

#### STUDIO / GRANNY FLAT:

Adding another layer of flexibility and value, the separate self-contained studio is ideal for guests, extended family or a potential rental opportunity:

- \* Own private driveway and secure fenced yard with its own access via the corner block's dual street frontage.
- \* One oversized bedroom complete with a walk-in robe and a handy study nook.
- \* Combined bathroom and laundry with both a shower and bath.

6 BED | 3 BATH | 2 CAR

PRICE:  
\$1,372,500

OPEN FOR INSPECTION:  
N/A



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# 23 Mahonga Street, Tahmoor



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

Please note: All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent.