

29/4 Wilkins St, Mawson, ACT, 2607



Apartment For Sale

Thursday, 28 November 2024

29/4 Wilkins St, Mawson, ACT, 2607

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment

Light filled renovated apartment overlooking Mount Taylor

Positioned in the sought-after Mawson Court complex, this light-filled, top-floor two-bedroom apartment offers a perfect opportunity for first-time buyers or investors. Recently renovated and featuring high ceilings, the apartment provides stunning views across the Woden Valley, creating a spacious and inviting atmosphere.

The updated kitchen features storage solutions and bench space while being further enhanced by the inclusion of a high-quality SMEG standalone oven & stove. And dual sink. Flowing from the kitchen is the open-plan living and dining space that has an array of updates including a ceiling fan, hybrid vinyl flooring and sheer curtains. The whole space is further elevated by the extra high ceilings and reflective mirror tints to the floor-to-ceiling windows overlooking Mount Taylor, this allows the living room to be flooded with natural sunlight. The well-sized balcony is a pleasant space and ideal to entertain and enjoy the outstanding views and stunning sunsets of the Woden Valley.

The bathroom has been renovated featuring a large vanity with an above-counter basin and rustic copper tapware. Additional features include matte finished floor to ceiling tiles, feature herringbone tiled wall, frameless shower, and space for a washing machine and dryer. Accommodation includes two bedrooms, with the main bedroom generously sized, each with large built-in robes and ceiling fans for added comfort.

For year-round comfort, the apartment is equipped with reflective window tinting on all external windows, reducing heat during the summer, while the reverse-cycle heating and cooling system in the living room ensures climate control throughout the seasons and external awnings on the balcony for added comfort in the warmer months. Ideally located within walking distance of Southland Shopping Centre - you will find a great selection of local establishments including Italian Continental Cafe, The Mawson Butcher, Under Bakery, Tuttos Deli and Woolworths. Local schools and public transport options are also nearby and a short drive to Westfield Woden Shopping Centre.

Features:

- Light-filled top floor apartment in Mawson Court complex
- Contemporary finishes throughout
- Renovated kitchen with high quality appliances
- Hybrid vinyl flooring assist with noise reduction
- Reverse cycle air conditioning unit in living area
- Two bedrooms, both generous in size with built-in robes and ceiling fans
- Large renovated combined bathroom and laundry
- Sunny tiled balcony with magnificent views to Mt Taylor and overlooking green space
- Single allocated carport
- Walking distance to Southlands shopping precinct, bus stops, the Mawson Club, Harmonie German Club, cafes and restaurants
- Close to Mawson Primary School, Melrose High School and Marist College
- Short drive to Westfield Woden, The Canberra Hospital and arterial roads to the city

Figures:

Rates:\$621pq

Body Corp: \$555pq (admin + sinking fund)

Internal Size:57m2

Balcony Size:11m2

EER:3.0

