

10/37 Ainsworth Street, Mawson, ACT 2607



Apartment For Sale

Tuesday, 14 May 2024

10/37 Ainsworth Street, Mawson, ACT 2607

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 67 m2

Type: Apartment



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\$490,000+

If you're an astute buyer or investor seeking contemporary convenience in an amenity-rich locale, then this immaculately presented modern abode should be at the top of your inspection list. The well-considered floorplan spans a single level and offers a sizeable tiled space comprising a combined living-dining area and a modern kitchen with stone benchtops, a combination of SMEG and Westinghouse stainless-steel appliances, and square tiled splashbacks. Double sliders open from here to reveal a generous paved patio that's perfect for outdoor living. The accommodation is completed by two spacious robed bedrooms serviced by a fully tiled central bathroom. Pleasing additions include split-system heating and cooling, a European laundry, an interior repaint, brand-new carpet and a position close to the Mawson Shops and the comprehensive Westfield Woden shopping precinct. You're also near local buses, a range of educational facilities, including Mawson Primary, The Canberra Christian School, and Marist College, and conveniently close to the Canberra Hospital and open green spaces such as the neighbourhood park and Mount Taylor. An inspection of this low-maintenance living option will impress, so plan yours without delay. EER: 6.0 Unit Plan: 3434 Body Corporate: LMM Solutions Body Corporate fees: \$2,247.37p/q (approx.) AUV: \$2,692,800 (Unit Entitlement: 5%) Apartment Rates: \$2,258.81p/a (approx.) Apartment Land Tax: \$2,976.40p/a (approx.) Apartment Size: Living - 67m², Courtyard - 45m² Why this apartment is solely for you: * Low-maintenance townhouse nestled in the secure privacy of the 'Ainsworth Terrace' complex * Positioned on the ground level * Repainted interior with new carpet create a fresh and updated atmosphere * Kitchen equipped with SMEG dishwasher, electric SMEG oven, Westinghouse ceramic cooktop, 20mm stone bench tops and ample storage * The tiled open-plan living area is north-facing and extends to a large paved courtyard, ideal for outdoor living * Two generous bedrooms with built-in wardrobes provide plenty of space for rest and relaxation, catering perfectly to a variety of lifestyles and needs * Good-sized bathroom, along with an internal European laundry, provides both convenience and functionality within the home * A Daikin split system reverse cycle air conditioner allows you to maintain a comfortable temperature indoors regardless of the weather outside * A Stiebel Eltron instant hot water system provides continuous hot water * Allocated double tandem underground parking spaces and a storage cage in the secure "residents only" carpark * Excellent investment potential awaits, just minutes away from Canberra Hospital, convenient public transportation, Woden Town Centre and Westfield Woden, Swinger Hill Shops, Mawson Shops, various dining options and sought-after schools