

11/6 Heard Street, Mawson, ACT 2607



Sold Unit

Friday, 1 September 2023

11/6 Heard Street, Mawson, ACT 2607

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 66 m2

Type: Unit



Bob Hayward

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\$350,000

New listing. Attractive two bedroom apartment, sited on the ground floor, with combined bathroom/laundry amenities, and large balcony to front. The apartment is well presented, and both bedrooms have built in robes. Located very close to Mawson Central Business District, the apartment is an ideal purchase for a long term investor or first home buyer. The apartment is currently tenanted and managed by Hodgkinson Real Estate, with excellent tenants in place at \$390 per week. The building has four levels, lower ground floor, ground floor, 1st floor and 2nd floor. The individual storage rooms are sited on the lower ground floor level. Features and benefits of 11/6 Heard St Mawson are as follows: * Two bedroom apartment, approx 83 m2 total area, incl. large balcony * Good quality carpet to living area and bedrooms * Built in robes to both bedrooms * Granite benchtops to kitchen (temporary vinyl protective covers) * Electric upright cooker * Large balcony to front, approx 25 m2 * Gross floor area of unit is 58m2 as per plan * Combined bathroom/laundry amenities room * Storage room at lower ground level * Allocated carport, approx 13.5 m2, and visitor parking to complex * Construction in 1981 * Rental potential \$390-\$400 per week * Units Plan 235, managed by Bridge Strata * Body Corporate fees per annum: * Water & Sewerage per annum : \$668 approx * General Rates per annum: \$2,464.00 approx * Land Tax per annum: \$3,099.68 approx * EER 5 STAR For an inspection of the apartment, or to receive a copy of the public contract please contact Bob Hayward, Sales Consultant Hodgkinson Real Estate on 0437 357 855 or email bh@hodgkinsonrealestate.com.au. Thank you for your interest in 11/6 Heard St Mawson ACT. A delight to inspect and a pleasure to own.