

**12/12 Wilkins Street, Mawson, ACT 2607**

**McNamee**  
total real estate

## Unit For Sale

Thursday, 9 November 2023

12/12 Wilkins Street, Mawson, ACT 2607

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Lucy MacGregor  
0433310366

**\$449,000 - \$479,000**

Rates: \$2468.00 per annum Strata: \$655.06 per quarter Potential Rent: \$480.00 per week EER: 3 Stars Discover the perfect home in Mawson! This top-floor apartment boasts comfort and convenience. With two spacious bedrooms featuring built-in robes and a modern bathroom, it's ideal for singles, couples, or small families. The heart of this apartment lies in its open living, dining, and kitchen area. The well-appointed kitchen includes a large plenty of storage, a breakfast bar, 'Bellini' dishwasher, and an electric cooktop and oven. Enjoy the convenience of a reverse cycle split system in the living area and the master bedroom, ensuring year-round comfort. The dining and kitchen area feature easy-to-maintain vinyl plank flooring. Step out onto your private balcony and be captivated by the views. You'll also have an allocated carport with a storage room for your convenience. The location is unbeatable, with a mere 6-minute walk to Mawson Shopping Centre, close proximity to the scenic Mount Taylor, and just a 19-minute drive to Canberra City. Features Include: - Two bedrooms with built in robes - Kitchen with plenty of storage - Bellini Dishwasher - Electric cooktop and oven - Large breakfast bar - Vinyl Plank flooring in dining and kitchen - Split system in master bedroom and living - Bathroom with shower over bath - Separate laundry - Roller blinds - Freshly painted bathroom - Brand new hot water system - Insulated roof - Single allocated car port - Allocated storage room - Visitor parking - 6 minute walk to Mawson Shopping Centre - 19 Minute drive to Canberra City - Close proximity to Mount Taylor To view contact Lucy MacGregor on 0433 310 366 l.macgregor@mcnamee.com.au Disclaimer: All purchasers must rely on their own enquiries, as the vendors or their respective agents do not make any warranty as to the accuracy of the information provided above and do not or will not accept any liability for any errors, misstatements or discrepancies in that information. We have diligently and conscientiously undertaken to ensure it is as current and as accurate as possible.