

14/4 Heard Street, Mawson, ACT 2607



Apartment For Sale

Saturday, 27 January 2024

14/4 Heard Street, Mawson, ACT 2607

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 70 m2

Type: Apartment



Jack Wilson
0402367713



Chris Wilson
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Offers Above \$459,000

Freshly updated and awaiting new ownership, this expansive two-bedroom apartment is offered with vacant possession and is move-in ready. Located in one of the Woden Valleys most sought-after suburbs and the ever popular, longstanding development of 'The Crest', you will enjoy ultimate convenience and an outlook with an abundance of greenery. A spacious open plan lounge, dining area that captures plenty of light greets you as you enter and flows onto the covered balcony, perfect for an evening wine and morning coffee. Overlooked by the functional and sizable kitchen, you are provided new hybrid flooring, a brand-new oven and cooktop combination, with ample bench and cupboard space for the most equipped cooks. Fresh paint and new flooring throughout the apartment complements the two large bedrooms which both include substantial built-in robes, carpet underfoot and a generous amount of natural light through sizeable windows. The intelligent floorplan poses a practical bathroom inclusive of a bathtub, new tiling, new vanity and new tapware, while the separate toilet and laundry provide a design mindful of functionality for multiple residents. The substantial internal storage space, new lighting throughout, updated switchboard and designated carport with lockup storage, are among the many other features of this apartment. Undoubtedly though, the location is sure to impress, positioned only a short distance to one of Woden's most equipped shopping complexes, Southland Shopping precinct ensures both convenience and your culinary delights are satisfied. The area is serviced by ample public transport options, only a moments' drive from Woden's continually improving Westfield Shopping Complex and within very close proximity to the ever-expanding Canberra Hospital. This location delivers even further, offering an ACT Schools Priority Enrolment Area eligible for the incredibly popular Mawson Primary School which is renowned for its bi-lingual and education programs. It is no surprise apartments in this development do not last long, appealing to first home buyers, investors and downsizers alike. Do not miss your opportunity to purchase this fantastic apartment, enquire today to register your interest, receive more information and book an inspection. Features:

- Excellent location in Woden Valley
- New paint and flooring throughout
- New oven & cooktop combination
- New lights throughout
- Updated bathroom, laundry and WC
- Vacant Possession
- Built-in robes
- Designated carport with storage

Apartment Size: 70m² (approx.)
Year of Construction: 1985
EER: 4.0
Outgoings: General Rates: \$659 p/qtr (approx.)
Land Tax (investors): 868 p/qtr (approx.)
Body Corp Levies: \$830 p/qtr (approx.)

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