

15/1 Wilkins Street, Mawson, ACT 2607

Sold Townhouse

Monday, 23 October 2023

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Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 145 m2

Type: Townhouse



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Contact agent

Positioned near the top of the tightly held Bella Vista complex is a wonderful opportunity to secure a home close to the Mawson and Woden precincts. This tri-level home has exceptional positioning in the complex on the end, with incredible views to the Brindabella's and a surprisingly large rear yard. Perfect for first, second and downsizer buyers, it offers a unique sought-after lifestyle with easy access to all on offer.

FEATURES

- Quality built, tri-level home
- Two practical living spaces and separate dining space
- Kitchen with lovely outlook to Mt Taylor
- Segregated master bedroom, on lower level, with walk-in robe and ensuite
- Two additional bedrooms on second level, both with built-in robes
- Main bathroom with separate toilet
- Two spacious balconies flow from dining and living rooms with excellent views of Mt Taylor and the Brindabella's
- Separate laundry
- Ducted reverse cycle heating and cooling
- Plantation shutters across the top level
- Fully enclosed landscaped backyard suitable for children, pets, and outdoor living, including a covered patio area
- Separate enclosed area for clothesline and vegetable garden
- Beautifully landscaped front garden
- Small garden shed
- Secure double garage with covered access to front porch
- Additional parking in front of garage
- Side access to backyard
- Walking distance to Southlands shopping centre, Mawson playing fields, Mawson Primary School, and bus stop
- Short drive to Woden Town Centre, Melrose High School, Marist College and The Canberra Hospital

WHAT THE SELLERS LOVE ABOUT THE HOME

1. The multiple indoor and outdoor living spaces. There is plenty of room for the family, and the separation of the spaces is great.
2. The convenience of the location. We've always loved how easy it is to get from here to all parts of the city.
3. We love the outlook. Looking over Mt Taylor, the Brindabella's and Woden Valley in all seasons is lovely.

STATISTICS (all figures are approximate)

EER: 0
Home Size: 145m²
Garage: 38m²
Land: 776m²
Construction: 1981
Rates: \$983 per quarter
Body Corporate Rates: \$778 per quarter (including sinking fund)
Land Tax: \$1,262 per quarter (only applicable if not primary residence)
Rental Range: \$640 - \$670 per week