

16/12 Wilkins Street, Mawson, ACT 2607



Sold Apartment

Thursday, 12 October 2023

16/12 Wilkins Street, Mawson, ACT 2607

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



Jack Wilson
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Chris Wilson
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\$486,000

A superb ground floor apartment that has been built to make life easier. Positioned in the ever-popular development of 'The Crest' in the heart of the Woden Valley, with nature, playing fields, public transport and the coveted Southland Shopping precinct on your doorstep. Set to impress a new owner with nothing needed to be done, you will enjoy brand new carpet and paint throughout, an updated kitchen adored by a chef and an abundance of storage. Entering this apartment, you are greeted by a generous open plan lounge and dining area which enjoys large windows capturing both the leafy outlook and the private courtyard. Overlooked by an intelligently designed chef's kitchen which is complemented by plenty of storage including a large double pantry, electric cooking and durable hybrid flooring. The very neat bathroom has a full-sized bath and shower combination, a feature undoubtedly to be appreciated after a long day of work or accommodating children. The separate toilet and laundry are also a satisfying addition, not often found in newer developments. The two spacious bedrooms both have large built-in robes and big windows to invite lots of natural light, two non-negotiable requirements for Canberra living. Climate control is a breeze with a split system heating and cooling unit complementing the already naturally stable internal temperature care of the double brick construction. The air conditioning has been rarely required with an orientation that provides excellent east-west circulation and Alucom security screens providing peace of mind. The low maintenance courtyard provides an aesthetic and calming atmosphere to host guests or relax privately with a book and glass of vino, while also accommodating for kids and pets alike. The well-established complex boasts exceptional grassed areas ideal for picnics, entertaining kids or just enjoying the sun, and you'll be welcomed into a friendly community of neighbours. Conveniently located just a short distance from the Mawson Southland Shopping Precinct which hosts the likes of Woolworths, specialty food options, cafes, takeaway restaurants and the Mawson Club provides an excellent local club with a stack of amenities. This location offers easy access to public transport options, playing ovals, and top-rated schools including Mawson Primary School and the nearby Melrose High School and Marist College.

FEATURES:

- Excellent location
- Renovated kitchen with plenty of storage and enjoyed by a chef for 10 years
- Split system heating and cooling
- An abundance of storage options and shelves
- Alucom security screens and door
- Built in robes
- Full size bath
- Low maintenance and visually pleasing, secure courtyard
- Reputable complex

Year of development: 1985
Apartment size: 70m² (approx.)
Courtyard Size: 49m² (approx.)
EER: 3.5
Outgoings Rates: \$624 p/qtr (approx.)
Land Tax (if rented out): 762 p/qtr (approx.)
Body Corp Levies: \$801 p/qtr (approx.)

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