

37/6 Wilkins Street, Mawson, ACT 2607



Apartment For Sale

Friday, 6 October 2023

37/6 Wilkins Street, Mawson, ACT 2607

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Jack Wilson
0402367713



Chris Wilson
0418620686

Offers Above \$265,000

Located in the stalwart 'Taylor View' complex in Mawson, a stone through from the exceptionally serviced Southland Shopping precinct, this one-bedroom apartment is neat as pin and investor ready. Whether your seeking specialty cuisine, rapid bus services or a short commute to Canberra Hospital, the convenience offered in this location is undoubtedly appealing and likely the reason the property has only been without a tenant for two weeks in the past five years. Currently occupied by a fantastic tenant who is treating the home with the highest respect on a fixed term lease until 23rd March 2024 at \$360 per week. This provides immediate investment opportunity or the flexibility of time to arrange your next move and take occupation in the first half of next year. Open plan living that extends to the sizeable, covered balcony and captures a leafy backdrop through the wall to wall, floor to ceiling windows and sliding doors. Carpet underfoot in both the lounge and bedroom provides an enjoyable comfort, while vinyl plank flooring in the updated, well-equipped kitchen complements the practicality and functionality of the added bench and cupboard space. The main bedroom captures morning sun through the large window, while a generous built in robe stows all the required fashion items for the seasonal Canberra climate. The bathroom has also been updated which enjoys a shower bath combination and intelligent design that incorporates not only plenty of mirrored storage cabinets but a good sized laundry with separate sink. Outside blinds on the balcony ensure the ability to shade outdoor entertaining or the afternoon sun to the living area, designated carparking accompanied by plenty of visitor parking confirms there is capacity to entertain and the abundance of cafes within close proximity means weekend activities are sorted. A sought-after location for the ability to collect your Woolworths groceries and be cooking dinner within minutes, or ordering takeaway after a long day and it still being too hot to eat when you get home – convenience is paramount at 'Taylor View'. With this much on offer at such an affordable price, we do not expect this to last long – enquire today to register your interest, receive more information and visit our next advertised open home to see for yourself. FEATURES: • Excellent Woden location • Public transport nearby • Southland Shopping Precinct within 700m • Excellent tenant on fixed term lease until March 2023 @ \$360 per week • Updated kitchen and bathroom. • Large Balcony Outgoings: General Rates: \$520 p/qtr (approx.) Land Tax (if rented out): \$680 p/qtr (approx.) Body Corp Levies: \$768 p/qtr (approx.) Apartment + balcony: 52m² (approx.) Year of Construction: 1974 EER: 1.0 Disclaimer: The material and information contained within this marketing is for general information purposes only. Cream Residential Pty Ltd does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. We recommend all interested parties to make further enquiries and seek further advice. You should not rely upon this material as a basis for making any formal decisions.