

44/50 Wilkins Street, Mawson, ACT 2607

independent
PROPERTY GROUP

Sold Townhouse

Sunday, 20 August 2023

44/50 Wilkins Street, Mawson, ACT 2607

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 124 m2

Type: Townhouse



Robert Burns
0262095006

\$820,000

Townhouses don't get much better than this. In a whisper-quiet private community surrounded by impeccably maintained residences, this 3-bedroom home has been recently updated and boasts a gorgeous outlook. The home is bordered by two lovely, functional outdoor areas. The courtyard out the front, behind a secure gate, welcomes you home with paving, landscaped garden beds -including a veggie garden - and privacy. At the rear of the home is a paved dining area and grassy area for kids and pets to play. This tranquil area also features direct access to the reserve behind. Inside is a functional floorplan offering seamless flow and separation of spaces. The newly updated kitchen is located between two separate living areas and features recently updated cabinetry, including an ample pantry to house all your ingredients for bringing your culinary masterpieces to life using the ample bench space. A 4-burner gas stove and oven is accompanied by a Bosch dishwasher and dedicated fridge space. The breakfast bar overlooks the front living area, an ideal place for a dining table for memories being made over meals and enjoying your morning coffee bathed in sunlight. The downstairs portion of this home offers a laundry, separate toilet and fantastic under-stair storage space. The home is freshly painted throughout and featured brand new timber-look flooring, adding a chic but durable touch. A living room with study area is filled with natural light and overlooks the rear courtyard, allowing seamless indoor/outdoor flow. Upstairs is a sizable main bedroom which features a huge walk-in wardrobe and an ensuite with a deep bathtub which doubles as a shower. The balcony off this fantastic bedroom overlooks the beautiful reserve at the back of the property, providing an opportunity for peace and serenity at the end of a busy day, or on a lazy weekend morning at home. The two other bedrooms are well sized, with one opening onto a balcony overlooking the front courtyard and the other with a built-in robe. These bedrooms are serviced by a recently updated bathroom and there is more storage provided by a linen cupboard between the rooms. Comfort is provided year-round with wall mounted air conditioning and ducted heating throughout, large windows and an easy flow between different spaces in the home. You will be in close proximity to the rapidly expanding Woden town centre, which has established itself as a fantastic restaurant and bar scene in the last few years. Schooling options include Marist College, Melrose High and Torrens Primary and the upcoming CIT campus in Woden will ensure various educational levels are covered. Ease of access will be made even easier with the addition of the light rail and bus interchange. This is a fantastic opportunity to be in this rapidly expanding area and enjoy all the benefits of the growth. Features:- Newly renovated throughout - 3-bedroom townhouse in sought-after Mawson- Two huge, landscaped courtyards for entertaining, back courtyard has flat grass for kids and pets to play,- Direct access to reserve behind rear courtyard- Breakfast bar- Built-in robes to two bedrooms- Front and rear balconies, accessible through main bedroom and front bedrooms- Brand new low-maintenance vinyl flooring downstairs - New carpet upstairs - Freshly painted- Updated kitchen with chic colour palette and ample storage- Large main bedroom with ensuite - Light, airy feel thanks to seamless flow between spaces and large windows bathing the home in natural light- Close to Woden town centre- Fantastic schooling options close by

Figures: Living size: 124m² Block size: 198m² Rates: 2,800p.a. approx. Body Corporate: \$3,200p.a. approx. Rental Estimate: \$650 - \$680 pw Built: 1997