

44/6 Heard Street, Mawson, ACT 2607



Sold Unit

Friday, 11 August 2023

44/6 Heard Street, Mawson, ACT 2607

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 57 m2

Type: Unit

\$325,000

Mawson Gardens Complex* OFFERS CLOSING TUESDAY 25TH JULY 12:00PM. Ideally positioned on the 1st floor, this freshly updated 1 bedroom apartment offers an exciting and affordable opportunity for buyers seeking to enter the property market in a highly convenient location. With over 57m² of indoor + outdoor living, this apartment is located within a hot spot location with Mawson shops at your doorstep and proximity to Westfield Woden, Canberra Hospital and nature reserve. When you step into this home, spectacular views will suddenly fill your field of vision. You'll just love the open plan space and balcony which was designed to maximise the indoor-outdoor connection. Here you'll find more than enough space to entertain friends and enjoy the picturesque views of Mt Taylor Nature Reserve. This apartment also offers a single secure carport carpark with lockable storage room. Conveniently located within the centre of the local Mawson business district, with access to walking tracks, many government departments and short commute to Westfield Woden. It's easy to see that this apartment is at the centre of everything and makes for a desirable first home or investment opportunity.

The Perks:

- Stunning 1 bedroom apartment with views of Mt Taylor
- Located close by Mawson shopping precinct
- Renovated galley style kitchen
- Integrated dishwasher, induction cooktop and electric oven
- Spacious bedroom with built in robes
- Updated bathroom plus laundry
- Stacker glass sliding doors for beautiful indoor outdoor connection
- Single carport + lockable storage room

What's nearby:

- Mawson Shops
- Swinger Hill Shops
- Westfield Woden
- Canberra Hospital
- Phillip Commercial Precinct
- Mount Mugga Mugga Nature Reserve
- Mount Taylor

The Numbers:

- Living area: 53m² approx.
- Balcony: 4m² approx.
- Total Area: 57m² approx.
- Carport: 13.4m² approx.
- Strata levies: \$445.40 p.q approx
- Strata Manager: Grady's Strata
- Rates: \$497.50 p.q approx.
- Land Tax (Investors Only) \$613.43 p.q approx.
- Rental Estimate: \$360 - \$380 per week approx.
- Build: 1981
- EER: 3.5 star

Explaining the private treaty process:

- To ensure a fair & equitable process, all offers are confidential. This gives our buyers peace of mind that we will not disclose an offer to another buyer in an attempt to force that buyer's intent. For guidance on when offers close and how best to submit an offer, please contact the agent directly.