

45/6 Wilkins Street, Mawson, ACT 2607



Unit For Sale

Friday, 19 April 2024

45/6 Wilkins Street, Mawson, ACT 2607

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 50 m2

Type: Unit



Sienna Sewter
0477139216



Jonny Warren
0401452625

Offers Over \$299,000

Purchased in 2016, this cosy, single-bedroom unit, located in the heart of Mawson, has been a cherished investment property. For the better half of a decade, one of the homeowner's family members has acted as the sole tenant for this humble abode, looking after the property with immense pride, love and care. Stepping inside, an open plan living and dining offers floating floors, a generous built in cupboard, reverse cycle heating and cooling, and direct access to an undercover balcony, accessible via glass sliding doors – complete with awnings for additional privacy and complimented by gorgeous green views. The thoughtfully laid out kitchen offers, a 600mm freestanding oven, single stainless-steel sink, excess pantry space and an ample amount of bench and cupboard space. Throughout the years, the homeowners made thoughtful improvements to enhance the unit with a modern and practical touch. Updating the kitchen layout for functionality, adding a large built-in wardrobe to the bedroom for additional storage and renovating the bathroom, amending the layout to create a more versatile space. Leading the way down the hall, the floating floors flow into a generously sized master bedroom, complete with a large built-in wardrobe and drenched in plentiful natural sunlight via a large window. Adjacent, the shared bathroom and laundry offers a spacious built-in bathtub shower and a generous vanity, complete with an additional laundry sink and ample cabinetry. Located within in a safe and growing community, within walking distance to local amenities including public transport, local schools, major shopping centres, playgrounds and sporting ovals, this abode is perfectly positioned for a comfortable and convenient lifestyle. So, whether you're an investor looking for an unbeatable investment opening, or a first-time home buyer searching for a short term or long term place to call home, this property offers an incredible opportunity to call this unit yours as you embark on your next chapter!

More Details:- Single bedroom unit located on level 2- Master bedroom ft. built-in wardrobe with direct access to main bath/laundry- Open plan concept ft. floating flooring- Renovated kitchen ft. 600mm freestanding oven, stainless-steel sink & ample cabinetry & bench space- Living room ft. built-in shelving & reverse cycle heating/cooling unit - Brand new curtains throughout- Electric hot water system- Renovated combined laundry & bathroom ft. large built-in bathtub shower & oversized vanity with two sinks & ample cabinetry- Undercover balcony accessible via wall-to-wall glass sliding doors ft. awning & great views- Single car allocated carport - Lockable storage unit located on ground floor (approx. 1.2m wide x 3m long)- Additional on-site visitor parking- Within walking distance of local amenities inc. public transport, Mawson Shops, Woolworths Mawson & The Mawson Club- Short commute to local schools, playgrounds & sporting ovals, & major shopping centres inc. Westfield Woden & Canberra City- EER: 4 stars- Approx. Living Size: 38 sqm- Approx. Balcony Size: 12 sqm - Approx. Total Living (inc. balcony): 50 sqm- Approx. Council Rates: \$590 per quarter- Approx. Strata Levies: \$422.11 per quarter- Approx. Sinking Admin Fund: \$358.80 per quarter- Approx. Rental Return: \$400 - \$450 per week