

# 50/50 Wilkins Street - 'Belmont', Mawson, ACT 2607



## Townhouse For Sale

Thursday, 16 May 2024

50/50 Wilkins Street - 'Belmont', Mawson, ACT 2607

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 118 m2**

**Type: Townhouse**



Michael Potter  
0413830598



Alisa Lawrence  
0261624141

## Offers above \$719,000

Immerse yourself in this wonderful, light filled villa tucked away in the ultra-convenient 'Belmont' complex. A rare find that is energy efficient ( EER6 ) with a flexible, single level design that embraces natural light and sun. Highlights include separate lounge, family, and dining rooms, private, segregated main bedroom and sundrenched entertaining courtyard. The kitchen, bathroom and ensuite are presented in good, original condition and all sleeping quarters feature built-in-robos. Further enhanced with some tasteful updates throughout including a refresh of internal paintwork, new light fittings and new curtains. The home also backs onto a large, open greenspace offering plenty of room to enjoy outdoor activities and leisurely strolls. WHAT ABOUT THE LOCATION! Embrace the convenience of being in the heart of it all. Across the road to the many amenities on offer in and around the Southlands Shopping Centre precinct and walking distance to quality primary and secondary schools A very short drive to the Canberra Hospital and all amenities on offer in Woden and Tuggeranong. HIGHLIGHTS:-single level townhouse presented in good condition throughout-separate lounge, family and dining rooms-kitchen with dishwasher-generous sized ensuite and main bathroom-sun filled courtyard and lounge room -new curtains-new light fittings-refresh of internal paintwork-ducted gas heating-wall mounted reverse cycle units in the lounge room & bedroom 1-private front entertaining courtyard -detached single brick garage with automatic door-additional dedicated outdoor car space -centrally and conveniently located only minutes away to all amenities on offer in the area ADDITIONAL INFORMATION:-Block: 20 Section: 47-Unit: 50 in Unit Plan: 1649-Body Corporate Manager; LJ Hooker Strata - 1800 383 333 - infoact@ljhookerstrata.com.au-EER: 6-Living area: 118.49m<sup>2</sup>-single garage: 22.35m<sup>2</sup>-body corporate fees: \$822.56 per quarter-land rates: \$371 per quarter-rental appraisal - \$660 - \$680 per week All measurements and values are approximate.\*Disclaimer: The floor plans and any aerial photographs with highlighted boundaries provided on this website may not be entirely accurate and are not necessarily to scale. They are intended as a guide only and must not be relied upon. In addition, the property information provided has been obtained from sources we deem to be reliable, however, Michael Potter Real Estate cannot guarantee its accuracy and persons should rely on their own due diligence.