

6/4 Heard Street, Mawson, ACT 2607



Apartment For Sale

Tuesday, 21 November 2023

6/4 Heard Street, Mawson, ACT 2607

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



Ben James

0448445841

\$459,000+

If carefree living or investing sits at the top of your checklist, then this appealing single level two-bedroom residence located on the top floor of a peaceful residential block, will register a perfect match amongst savvy investors, first-time buyers keen to enter the market and empty nesters looking to downsize. Enjoy the benefits of a low maintenance interior which delights with abundant light, good sized kitchen with plenty of cupboard space with adjoining meals/living zone complemented by two great sized bedrooms complete with new carpet adding comfort. This well kept unit includes a split system air conditioning/heating unit, separate laundry, balcony with tree outlook, and a single covered car space with storage shed to complete this package. Bask in a world of convenience whenever you venture out the front door. Positioned within metres of playing fields, public transport, the Mawson Southlands Shopping Centre, and close to Canberra Hospital, and easy access to Woden, Phillip and Tuggeranong Town Centres. The property is currently tenanted under a fixed term lease until late December 2023 at \$500 per week (no need to advertise for tenants), allowing time to plan alterations and renovations if desired, obtain some much welcomed tax benefits, and/or maintain as an investment property. EER: 4.5 Unit Plan: 704 Body Corporate: Bridge Strata Body Corporate Fees: \$830.05p/q (approx.) AUV: \$4,312,000.00 (Unit entitlement 4.10%) Land Rates: \$2,635.50p/a (approx.) Land Tax: \$3,473.76p/a (approx. if rented) Why this apartment is solely for you: * Outstanding opportunity to break into the market or purchase as an investment property * Fixed term lease in place until late December 2023 paying \$500p/w * Inviting open-plan living and dining area, with updated blinds and carpet * Cozy entertaining balcony, where you can unwind amidst a tranquil tree panorama * Functional kitchen equipped with an electric cooktop/oven/grill, a rangehood and ample cabinetry and bench space * The two bright and airy bedrooms are both generously proportioned and come complete with built-in robes, providing ample storage solutions for a clutter-free environment * Well-presented bathroom, which includes a relaxing bathtub and a separate toilet * Dedicated internal laundry facilities and a linen/storage cupboard ensure that practicality meets organisation seamlessly * Enjoy the brightness provided by the downlights scattered throughout, complemented by the convenience of a split system air conditioning/heating unit * While in great condition, the property also offers the exciting prospect of adding your personal touches, allowing you to customise and make it uniquely yours * Your vehicle is well accommodated with an undercover single car space, and the cared-for established grounds surrounding the property add a sense of serenity to the overall environment * Plenty of visitor parking * Take advantage of the property's prime location, just a stroll away from Southlands Shopping Centre, buses, and sports fields. This residence offers not only comfort and style but also the convenience of easy access to essential amenities and recreational spaces