

# 6 Mertz Place, Mawson, ACT 2607



## Sold House

Thursday, 10 August 2023

6 Mertz Place, Mawson, ACT 2607

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 815 m<sup>2</sup>**

**Type: House**

**\$890,000**

Positioned in a quiet cul-de-sac on a generous 815m<sup>2</sup> parcel of land, this home offers the opportunity either to renovate and infuse your own personality and tastes, or to knock it down and build your brand-new abode. The home is in original condition and offers a very functional floor plan with which to work with. Good sized bedrooms, a functional kitchen with meals area and a generous living room that enjoys a northerly aspect are but some of the features on offer. The level block boasts a 20 metre frontage and rear with 41 metre boundaries; which makes it perfect canvas to create and build your new home on in this popular locale. Conveniently positioned just moments away from the Mawson Shopping Centre, the vast array of amenities at Westfields Woden, local schools and public transport, this home offers abundant potential for the savvy buyer and is a must to inspect. Block Size: 815 m<sup>2</sup> House size: 95m<sup>2</sup> approximately Unimproved Value: \$900,000 (2022) Rates: \$3,860 p.a. Land Tax: \$6,440 p.a. Functional kitchen with meals area Good sized bedrooms Generous living area Northerly orientation to the rear Reverse cycle split system air conditioning A generous and level block