

**9/4 Heard Street, Mawson, ACT 2607**



**Sold Apartment**

Friday, 1 September 2023

9/4 Heard Street, Mawson, ACT 2607

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 72 m2**

**Type: Apartment**

**\$480,000**

Whether you're looking to downsize, a first home buyer, or ready to invest, this exceptional 2-bedroom home that's close to Mawson Southlands Shopping centre and the Woden Town Centre ticks all the boxes. A great layout, leafy views towards Mt Taylor, cosy balcony, and bright living area provide a rare opportunity in this sought after location. Step through the entrance hall, into the spacious, open-plan combined living and dining. Light pours in from the wall to wall windows and glass doors that lead to the private balcony. The lovely green views to established trees are perfect for summer evenings with a glass of bubbly, or absorbing the winter sun while lost in a good book. Adjacent to the dining area, the kitchen offers plenty of space to cook up a snack, romantic dinner, or raucous feast without intruding on the living areas. A separate laundry is large, light and provides lots of storage. The master bedroom with built-in wardrobes is spacious and boasts the same leafy aspect as the lounge. The second bedroom is also generous and complemented by a contemporary bathroom with fantastic storage, modern vanity and bath. Situated in the quiet Crest complex, amongst lush native greenery, the active body corporate keeps the building, private parking and communal spaces well maintained. The nearby greenspaces and pathways lead to local cafes, Southlands shopping centre and schools including Mawson Primary, Chinese-Australian Early Childhood Centre, Canberra Christian School, Melrose High School and Marist College. Close to Westfield Woden, the bus interchange, Phillip Business District or The Canberra Hospital, and just 10 minutes by car to Civic. And sitting on the major public transport routes means you can get anywhere quickly and easily. Close to everything. Light and open. It's time to discover your new home.

- Open plan living/dining room with views of Mount Taylor
- Two bedrooms, both with built in robes
- Spacious kitchen with ample prep and storage space
- Cosy balcony with tree top views
- Renovated bathroom with separate toilet and full size bath
- Renovated separate laundry
- Split system reverse cycle heating and cooling
- Well maintained, secure, quiet, private and primarily owner occupied complex
- Single allocated car space and ample visitor parking
- Lockable storage space
- 5 minute walk to Southlands at Mawson and close to Westfield Woden, Phillip Business District and The Canberra Hospital, just 10 minutes by car to Civic.

STATISTICS (all figures are approximate) • Block: 10 • Section: 34 • EER: 4.5 • Residence: 72m<sup>2</sup> • Balcony: 9m<sup>2</sup> • Rates: \$2,511.16 pa • Body Corp: \$830.00 pq • Water and Sewage: \$175 pq