

13/6 Wilkins Street, Mawson, ACT, 2607



Apartment For Sale

Friday, 20 September 2024

13/6 Wilkins Street, Mawson, ACT, 2607

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment

Exceptional Unit in the Highly Sought-after 'Taylor View' Complex

This spacious, light filled unit in the heart of Mawson, enjoys stunning views of the Mount Taylor Nature Park. Open plan living and dining areas open onto a huge, covered and sundrenched balcony creating a seamless indoor/outdoor flow which is perfect for entertaining. The large modern kitchen is a chef's delight and includes a brand-new Bosch dishwasher, generous cupboards and bench space. The combined bathroom and laundry is also large and offers a bath/shower and plenty of cupboards for all of your storage needs. Each spacious bedroom includes renovated built in wardrobes with mirrored doors. Conveniently located on the first floor, and close to the Mawson shopping precinct, this home will impress the second you open the door.

The unit is currently rented for \$530 per week making it a fantastic opportunity for the discerning investor or first home buyer looking to get ahead with their mortgage.

The other key features of the unit include:

- Located on the first floor
- Large, updated kitchen with brand-new Bosch dishwasher, as-new electric stove/oven and generous cupboard/storage space
- Expansive, covered balcony with a stunning outlook
- Incredible views of Mount Taylor from the living/kitchen area and from the balcony
- Large bathroom/laundry with combined shower/full-size bath, generous cupboard/storage space and separate laundry tub
- Designated single carport and generous visitor parking
- Large (6.5m²), lockable storage unit
- Two bedrooms containing updated built-in robes with mirrored sliding doors
- Reverse cycle air-conditioning and heating
- Close to good schools such as Mawson Primary School, Melrose High School and Marist College, and
- Convenient location, being just a short walk to the Southland shopping complex with Woollies, the Mawson Club, Harmonie German Club, cafes and restaurants, and an easy commute to the Canberra Hospital

EER: 2.5

Living Area: 58m² (approx.)

Balcony: 19m² (approx.)

Construction: Circa 1980

No. Units in Complex: 48

Current Rental: \$530 per week until December 2025

Outgoings:

Rates: \$715 p/qtr (approx.)

Land Tax (investors): \$839 p/qtr (approx.)

Strata Levies: \$1,209 p/qtr (approx.)

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