

**25/6 Heard St, Mawson, ACT, 2607**

**Sold Apartment**

Thursday, 19 September 2024



THE  
PROPERTY  
COLLECTIVE

25/6 Heard St, Mawson, ACT, 2607

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Lauren Laing  
0423349566

## Good things come in small packages

Discover modern comfort and convenience in this groundfloor sanctuary.

Nestled in a vibrant locale, this home offers easy access to Mawson's amenities including shopping, dining, cafes, and scenic walking trails, ideal for leisurely strolls and outdoor activities.

Step inside to experience a light-filled oasis, where large windows and sleek finishes create an inviting ambiance. The living area features hybrid flooring, complemented by elegant feature lighting that enhances the contemporary feel of the space.

The renovated kitchen features new laminated benchtops, electric appliances, and a generous pantry providing ample storage for culinary essentials. The subway tiles add a stylish touch, while the black door handles give a modern contrast.

Relax in the well-appointed bedroom adorned with plush carpeting featuring a built-in robe, versatile night time/day time blinds for privacy and light control.

The newly renovated bathroom offers stylish features, which include built-in laundry facilities, floating timber shelves, built-in mirrored shaving cabinets, black tapware, a stacker shower screen, and a feature kitkat splashback.

Outside, the expansive 30m<sup>2</sup> courtyard invites you to entertain guests or unwind in privacy whilst enjoying the sunset over Mount Taylor. The owners have already secured approvals from the body corporate to extend the internal living space into the courtyard, offering potential for additional indoor living or dining space, perfectly integrating with the outdoors.

Additional features include one allocated carpark for convenience, a new split system air conditioning unit in the living area ensuring year-round comfort, and elegant sheer and blackout curtains that enhance both privacy and aesthetic appeal.

Enjoy the ultimate convenience with nearby shops, cafes, restaurants, parks, and schools within easy reach, inviting you to envision a lifestyle of ease and comfort in this desirable home.

### The Perks:

- Bedroom with built-in robe, new carpet, barn door, night time/day time blinds
- Newly renovated bathroom with built-in laundry, floating timber shelves, and stylish fittings
- Expansive covered courtyard for outdoor enjoyment and relaxation
- Renovated kitchen with new laminated benchtops, electric cooktop, oven, and generous pantry
- New split system air conditioning and hot water tank for year-round comfort
- Double brick construction for enhanced insulation and durability
- Convenient location near Mawson shopping centre, cafes, restaurants, and amenities
- One allocated carpark
- Lockable storage unit located adjacent to the property
- Short walk to Melrose High and Marist College
- Easy access to public transport and a short drive to Woden town center

### The Numbers:

- Internal living: 38m<sup>2</sup> approx.
- Courtyard Size: 30m<sup>2</sup> approx.
- Total Living: 68m<sup>2</sup> approx.
- EER: 2.5 stars

- Rates: \$528 per quarter approx.
- Land tax: \$333.75 per quarter approx.
- Strata Levies: \$437 per quarter approx. (including sinking fund)
- Rental Return: \$450-\$480 per week