

**58/4 Wilkins Street, Mawson, ACT 2607**



**Apartment For Sale**

Saturday, 29 June 2024

58/4 Wilkins Street, Mawson, ACT 2607

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 57 m2**

**Type: Apartment**



Jack Wilson  
0402367713



Chris Wilson  
0418620686

## Offer Above \$389,000

Welcome to this freshly updated two-bedroom apartment in the renowned 'Mawson Court' complex, just a stone's throw from the Southlands Shopping precinct. This prime location offers unbeatable convenience, with specialty multicultural cuisine, rapid bus services, excellent public schooling options and a short commute to Canberra Hospital all within easy reach. This is undoubtedly a perfect opportunity for first home buyers and investors alike. Step into an open-plan living area that extends to a spacious, covered balcony, showcasing unobstructed, picturesque views of Mount Taylor through wall-to-wall, floor-to-ceiling windows and sliding doors. The updated kitchen overlooks the living space and features electric cooking, ample cupboard space, and a breakfast bar, ideal for both everyday meals and entertaining guests. Both bedrooms are bathed in morning sunlight, offering generous built-in robes and brand-new carpet. The updated bathroom boasts a corner shower and an intelligent design that incorporates a good-sized laundry, ensuring functionality without compromising space. With so much to offer at an affordable price, this property won't last long—enquire today to register your interest and visit our next open home!

**FEATURES:**

- Excellent Woden location
- Freshly painted and carpeted, top floor apartment with excellent views
- Updated kitchen and bathroom.
- Large Balcony, freshly painted with outdoor blinds
- Southland Shopping Precinct within 500m
- Rapid public transport nearby
- Close to Canberra Hospital
- Public School catchment zone for desired Mawson Primary School

Living area: 57m<sup>2</sup> (approx.)  
Year of Construction: 1974  
EER: 0.5  
Outgoings: General Rates: \$602 p/qtr (approx.)  
Land Tax (investors): \$746 p/qtr (approx.)  
Body Corp Levies: \$555 p/qtr (approx.)

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