

22/1 Wilkins St, Mawson, ACT, 2607

House For Sale

Thursday, 19 September 2024



22/1 Wilkins St, Mawson, ACT, 2607

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House

Perfectly positioned with stunning mountain views!

Positioned at the top of the tightly held Bella Vista complex with incredible views to the Brindabella's, is a wonderful opportunity to secure a home close to the Mawson and Woden precincts. Perfect for first, second and downsizer buyers, it offers a sought-after lifestyle of low maintenance living with easy access to all on offer.

FEATURES

- ☑ Quality built, two-storey home
- ☑ Stunning 180-degree views to Mt Taylor and the Brindabella's
- ☑ Separate living area with lovely outlook to mountains
- ☑ Separate dining area
- ☑ Kitchen with chef's cooktop, oven and grill, and new dishwasher (never used)
- ☑ Meals or family area adjacent to kitchen
- ☑ Spacious master bedroom with built-in robe, ensuite and balcony
- ☑ Two additional bedrooms, both with built-in robes
- ☑ Second bedroom with balcony
- ☑ Main bathroom with separate toilet
- ☑ Separate laundry with storage
- ☑ Zoned ducted reverse cycle heating and cooling
- ☑ Good sized courtyard with easy care gardens, built-in BBQ and direct access to nature reserve
- ☑ Beautifully landscaped front garden
- ☑ Oversized secure double garage with automatic doors and built-in work benches
- ☑ Under house storage
- ☑ Wide staircase access to entry
- ☑ Additional parking in front of garage
- ☑ Side access to backyard
- ☑ Walking distance to Southlands shopping centre, Mawson playing fields, Mawson Primary School, and bus stop
- ☑ Short drive to Woden Town Centre, Melrose High School, Marist College and The Canberra Hospital

WHAT THE SELLER LOVES ABOUT THE HOME

1. I like that Bella Vista is secure, safe and peaceful (no-through traffic).
2. I have an uninterrupted view of the Brindabella Ranges. Very relaxing.
3. Location, location, location!

STATISTICS (all figures are approximate)

EER: 1.0

Home Size: 120m²

Garage: 52m²

Construction: 1982

Rates: \$958 per quarter

Land Tax: \$1,413 per quarter (only applicable if not primary residence)

Strata Levies: \$915 per quarter (admin + sinking fund)

No. Homes in Complex: 49

Rental Range: \$670 - \$690 per week