

97/50 Wilkins St, Mawson, ACT, 2607

Townhouse For Sale

Thursday, 18 July 2024



97/50 Wilkins St, Mawson, ACT, 2607

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: Townhouse

Desirable Belmont Complex

This well presented, two level, three bedroom townhouse is well located in the sought after and ever popular complex of 'Belmont'. Offering three generously proportioned bedrooms, with the master bedroom taking advantage of a brilliant North facing aspect and enjoying a large ensuite, walk in robe, and elevated deck overlooking the tennis court. Segregated living areas include a spacious family room that connects seamlessly to the kitchen and separate lounge / dining area. Other features include ducted evaporative air-conditioning, ducted gas heating, secure garaging, separate laundry and a sun filled North facing courtyard garden.

The Belmont complex is superbly maintained and includes a function room, pool and tennis court. Located with close proximity to Southlands shopping centre and close to the Woden Town Centre makes this excellent townhouse an ideal investment or live in opportunity.

Features include:

- Quiet & private boutique complex of 'Belmont'
- Two level residence - living areas downstairs, bedrooms upstairs
- Living area of approx. 125m²
- Three bedrooms, main with walk in robe and large ensuite
- Functional kitchen with new dishwasher and new oven
- Evaporative cooling
- Ducted gas heating
- Single lock up garage
- North facing garden courtyard
- Recently installed gas hot water system
- Close to Southlands, Woden, Canberra Hospital
- Close to public transport routes with direct buses to Civic, Belconnen and Tuggeranong
- The Belmont complex is superbly maintained and includes a function room, pool and tennis court

EER: 5.0

Living Area: 125m²

Rates: \$3,049 pa (approx)

Land Tax: \$4,072 pa (approx)

Body Corporate: \$3,226 pa (approx)