

31/4 Wilkins Street, Mawson, ACT 2607

Unit For Sale

Sunday, 23 June 2024



31/4 Wilkins Street, Mawson, ACT 2607

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 39 m2

Type: Unit



Anthony McCormack
0425283588



Alex Addison
0478634489

Auction

Buyer's Guide - Comparable sales starting in the high \$200,000 range This light-filled apartment has been renovated and modernised to make for easy living, with Southlands Shopping Centre only a short stroll down the road. Located on the ground floor, with spacious interiors and a large terrace, this property is the ideal first home or investment property. FEATURES- Ground floor unit with easy access from carpark- Open plan living - Large, private outdoor terrace- Updated kitchen with electric cooktop- Large bedroom with built-in robe- Combined bathroom and laundry- Single allocated covered car space- Solid brick construction - Walking distance to Southlands shopping centre and public transport WHAT THE SELLER LOVES ABOUT THE HOME 1. Separate entrance with extra car spaces and no stairs. 2. Fabulous rental return as an investment property or great first home. 3. Pet friendly with large terrace. STATISTICS (all figures are approximate) EER: 3.0 Living Area: 39m² Terrace: 18m² Construction: 1974 Rates: \$420 per quarter Land Tax: \$731 per quarter (only applicable if not primary residence) Strata Levies: \$422 per quarter (admin + sinking fund) Units in Complex: 79 Rental Estimate: \$400 - \$430 per week