







13/37 Ainsworth Street, Mawson

Modern living in the heart of Mawson

Auction Location: Onsite

- auction offers are welcome.

Don't miss this opportunity to secure a beautiful home at an exceptional price. The motivated vendor has significantly reduced the price to help offset the Body Corporate special levy, which decreases annually, presenting buyers with an exciting opportunity to secure outstanding value.

Set amongst lush green treetops, this beautifully presented apartment combines comfort, privacy and convenience, creating a peaceful sanctuary to relax and unwind.

Filled with natural light, the home features expansive windows, contemporary neutral interiors and stylish finishes throughout. Positioned within a boutique complex, it offers a private and secure lifestyle with the added convenience of low-maintenance living.

The open-plan living area showcases elegant hybrid flooring and flows seamlessly to a private courtyard through large sliding doors, creating an inviting space to enjoy your morning coffee or entertain guests.

3 2 2

AUCTION
Sat 21st Nov @ 12:00PM

VIEW
Thu 5th Nov @ 5:00PM - 5:30PM

AGENTS
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All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

The contemporary kitchen is equipped with stone benchtops, quality appliances, an electric cooktop and dishwasher, while three bedrooms with built-in robes provide comfortable accommodation. A generous bathroom with an integrated laundry adds further practicality.

Conveniently located near Mawson and Swinger Hill shops, Woden Town Centre, Canberra Hospital, local schools and public transport, this property offers an appealing combination of lifestyle and accessibility.

With a motivated vendor and a significant price adjustment, this is an opportunity worth exploring. Arrange your inspection today and discover the lifestyle, location and value on offer.

Property Features
- maintenance apartment in a secure, private boutique complex
" Built in 2014
" 100m² of living space
- Contemporary neutral interiors with abundant natural light
- Stylish hybrid flooring throughout the living areas
- Open-plan living and dining area with large sliding doors to the courtyard
- Modern kitchen with stone benchtops, quality appliances, electric cooktop and dishwasher
- Generous bathroom with internal laundry
- Private courtyard for outdoor relaxation and entertaining
- Secure building with undercover parking
- Lock-up storage cage and on-site visitor parking
- Convenient access to Mawson and Swinger Hill shops, Woden Town Centre, Canberra Hospital, local schools and bus routes to Woden and the city

Investment Information

- Rental income: $680 per week
- Body Corporate levies: $3,294.58 per quarter
- Rates: $634 per annum

Whether you're looking for a comfortable home or an investment opportunity, this property offers a compelling combination of space, convenience and value. With a motivated vendor ready to sell, now is the time to arrange your inspection.











MORE DETAILS

Property ID	KCKH5W
Property Type	Apartment
EER	6

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The floor plan is not to scale; measurements are indicative and in metres.Exterior elements are not in position.Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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