



8/4 Heard Street, Mawson

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First home buyers delight

8/4 Heard Street. A perfect example for first home buyers looking to step into the property market, being a 2 bedroom, 1 bathroom brick construction apartment in the ever popular suburb of Mawson. This property is built to last, and leaves room for you to make it your own.

Stepping inside, you are immediately presented with a large open living space with adjacent kitchen. There is a generous balcony adjacent to the living space for Sunday morning coffees and weekend BBQ's. Freshly painted and new carpet installed allows you to move straight in.

Both bedrooms come equipped with built in robes, and copious amounts of storage. With the oversized linen press and full original kitchen with an updated oven/stovetop combination is yours to enjoy.

A large central bathroom with full size bath/shower combination and separate water closet for ease and convenience. What's more is having a full size separate laundry, a rarity in apartment living.

Enjoy the convenience and amenity of the Mawson town centre with supermarket, bakeries, cafe's and a number of specialty shops a short walk away from your front door, as well as connected public transport options.

FOR SALE
\$415,000 +

AGENTS

Charles Martin
0414 544 796

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AGENCY

LJ Hooker Woden | Weston
(02) 6288 8888

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

The complex is surrounded by mature greenspace, providing comfort and privacy, and plenty of oval space just over the road. A quick drive into the burgeoning Woden town centre is also on offer for the best of a cosmopolitan lifestyle.

Features:

- Open plan living
- Generous kitchen
- Electric heating
- Full sized laundry
- Spacious well appointed bathroom
- Separate water closet
- Built in robes to both bedrooms
- Private balcony with green outlook
- Undercover parking space with secure lock up storage

Rates: \$2,772 p.a. approx.
Land Tax (if applicable): \$3,936 p.a. approx.
Body Corporate: \$3,320 p.a. approx.
Living: 70m2
Balcony: 8m2
EER: 3.5

These opportunities do not last long, perfect for both investors and first home buyers, to arrange a private viewing, please call Charles Martin on 0414 544 796.

MORE DETAILS

Property ID	J04H5W
Property Type	Apartment
House Size	70 m2
EER	3.5
Including	Balcony

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