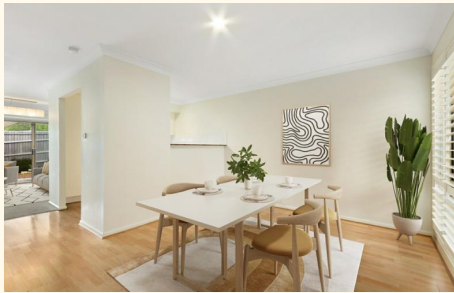




Sold



95/50 Wilkins Street, Mawson

3 2 1

Lifestyle, comfort and convenience in the heart of Mawson

FOR SALE
\$749,000+

AGENTS

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AGENCY

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Moments from Mawson's town centre and green spaces, this spacious townhouse delivers lifestyle and livability in one of the area's most popular boutique complexes. Set within the tightly held Belmont community, it offers light-filled interiors, low-maintenance living and fantastic shared facilities including a pool and tennis court. Whether you're a first home buyer, downsizer or investor, this home provides comfort, convenience and great value, so you'll need to move quickly.

Easy living front and back: With a choice of two living spaces, it's easy to spread out or entertain. The main lounge is north facing and filled with natural light from floor-length windows and sliding doors that open onto the sunny courtyard. At the front of the home, the family room adjoins the practical kitchen, complete with wraparound stone benchtops, a dishwasher, gas stovetop and plenty of storage. The paved courtyard is low maintenance, the perfect spot for your morning coffee or entertaining friends.

Private and peaceful Bedrooms: Upstairs, the oversized master suite is a standout, with a walk-in robe, generous spa ensuite and its own

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private balcony. Two additional bedrooms create space for guests, kids, or a home office. A large skylight above the landing fills the upstairs with natural light, while a well-kept family bathroom completes the second floor.

A location that has it all: Belmont residents enjoy exclusive access to a beautifully maintained swimming pool, tennis court and function room. Southlands Shopping Centre is just a short walk away, with great coffee, bakeries, shopping and clubs. Nearby are excellent schools including Marist College, Melrose High and Torrens and Farrer primary schools, easy transport links and playing fields. Don't miss your chance to secure a home with so much value. Get in touch today!

Why you'll love it

- Spacious three-bedroom, 2.5-bath townhouse in the sought-after Belmont complex
- Complex includes pool, tennis court and function room
- Two separate living areas including large north-facing lounge and separate family/meals
- Sunny private courtyard perfect for entertaining
- Practical kitchen with stone benchtops, dishwasher, gas cooktop and electric oven
- Ducted gas heating and evaporative cooling throughout
- Huge master suite with walk-in robe, ensuite with spa bath, and private balcony
- Two additional well-sized bedrooms (one with built-in robe)
- Upstairs bathroom with shower, plus downstairs powder room & separate laundry
- Single garage with side access, additional park in front plus visitor parking
- Walking distance to Southlands, playing fields, schools and public transport
- Living area: 118m²;
- Garage area: 20m²;
- Complex built: 1997
- Rates: \$814.72 p/q
- Land tax: \$1,062.91 p/q (investors only)
- Body corp: \$694.12 p/q
- EER: 4.5 stars

Disclaimer:

Please note that while all care has been taken regarding general information and marketing information compiled for this advertisement, LJ HOOKER TUGGERANONG does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. Figures quoted above are approximate values based on available information. We encourage prospective parties to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.



MORE DETAILS

Property ID	CRPHQH
Property Type	Townhouse
House Size	118 m2
Land Area	163 m2
EER	4.5

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Ground Level



Upper Level

The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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