






19/10 Wilkins Street, Mawson

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Spacious, Convenient & North-Facing Comfort in 'The Crest'

Perched on the top floor of the sought-after 'The Crest' development, this sun-drenched, north-facing apartment is neat as a pin with potential to put your own stamp on it. Featuring a generous balcony with sweeping views, this residence offers relaxed, low-maintenance living in one of Mawson's most convenient locations.

Inside, you'll find two well-proportioned bedrooms, each with built-in wardrobes. The main bedroom enjoys a sunny northerly aspect and looks over the balcony through full-height windows-perfect for soaking up the natural light and enjoying the leafy outlook.

Offering both convenience and practicality, the open-plan living area features an open plan design, reverse-cycle heating and cooling for year-round comfort. The well-maintained kitchen features plenty of counter space. A separate laundry, toilet, and ample storage throughout the apartment complete the practical layout.

Ideally positioned within easy walking distance to Southlands Shopping Centre, The Mawson Club, public transport, and local schools, this apartment is also just a short drive to Westfield Woden and The Canberra Hospital-making it the perfect next move for

FOR SALE
\$425,000

AGENTS

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AGENCY

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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.

 **LJ Hooker**

professionals, downsizers or investors alike.

Features Include:

- Elevated top-floor position with expansive balcony and views
- Bright north-facing open-plan living
- 2 bedrooms with built-in wardrobes
- Reverse-cycle heating and cooling
- Bathroom with new vanity and shower screen
- Separate laundry and separate toilet
- Single car space
- Secure lock-up storage
- Conveniently located near Southlands Shopping Centre, public transport, schools, Woden Town Centre, and The Canberra Hospital

- Living Size: 70sqm
- Rates: \$2,668 p.a.
- Strata: \$3,112 p.a.
- Land Tax: \$3,608 p.a. (Investors Only)

Disclaimer:

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MORE DETAILS

Property ID	HP0EBF8H
Property Type	Unit
House Size	70 m2
EER	2.5

Kathy Komar 0455 891 351

Sales Agent | kkomar@ljhbelconnen.com.au

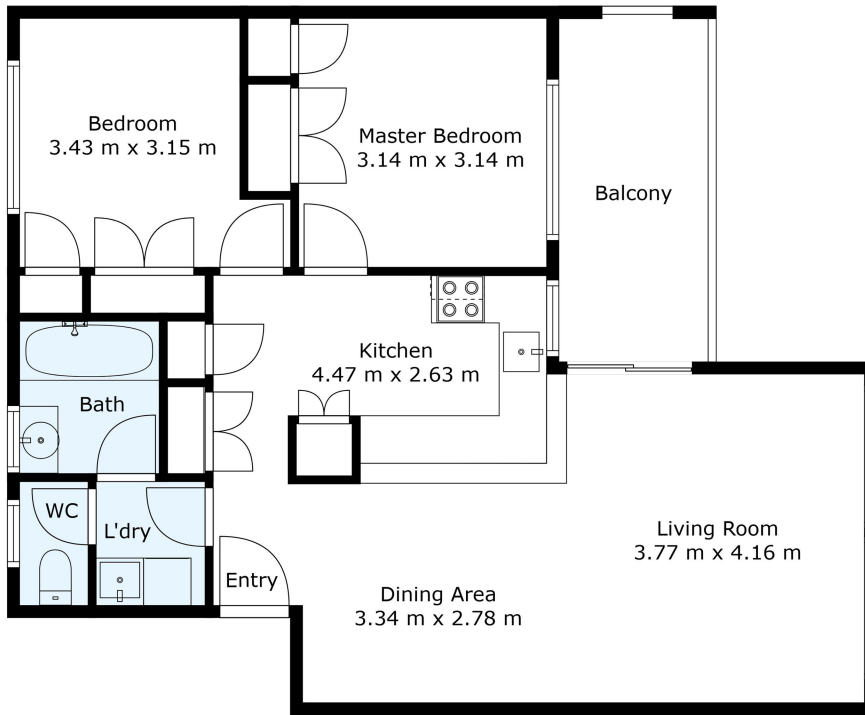
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Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered from sources we believe to be reliable.