




101/1 Watkin Street, Bruce

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One of Nine - Valuable Investment Portfolio For Sale!! Call.Me.Now.

[Note: For access at Open Homes and Private inspections we suggest parking in Baudinette Cct and following the L J Hooker pointer boards to the front door].

101/1 Watkin Street is part of a first tranche of 9 properties which the current owner wishes to sell. There are others in addition to this group of 9. Call me now to discuss how you may secure all 9 or a subset.

101/1 Watkin is situated in the highly sought-after area of Bruce, located minutes from Belconnen CIT, the University of Canberra and AIS. Belconnen's Town Centre is also a mere 10 minutes' drive where you will find restaurants, cafes, and Westfield Belconnen.

This 1 bedroom apartment offers an excellent opportunity for professionals, investors, and downsizers alike. Boasting two wheelchair-friendly entrances on the ground floor, this unit is both accessible and versatile.

This could be your perfect first home before becoming a valuable

FOR SALE
Price Guide \$380,000+

AGENTS

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AGENCY

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



addition to your property portfolio. Investors will be attracted by the potential for positive cash flow, making it a wonderful investment prospect.

Inside, you'll find modern conveniences, including all-electric quality Blanco appliances, a dishwasher, and a central gas hot water service for efficiency. Climate control is effortlessly maintained by a relatively new and powerful Reverse Cycle Air-Conditioning unit, only 12 months old. Quality laminate and tiled flooring give the space a stylish touch, complemented by a fresh coat of paint throughout.

Step outside to discover a delightful courtyard with a desirable northern aspect, offering privacy and security. This space is perfect for cultivating a charming cottage garden or simply enjoying the sun-soaked ambiance.

Residents of the complex can relish in the luxury of a nearby pool and well maintained barbecue area, ensuring easy access without being intrusive. The Body Corporate committee operates efficiently, ensuring the whole complex is well maintained. For added convenience, the secure basement parking is meticulously clean and comes with an enclosed storage unit, offering ample space for your belongings.

Don't miss out on this exceptional opportunity! Contact us today or attend the next open home to discuss how you can secure this perfectly located apartment.

Living: 51m², Courtyard: 19m², AUV: \$43,825, Rates: \$1,675.39,
Land Tax: \$2,021.33
Year built: 2010, Rental Appraisal: \$470pw, Strata Fee: \$3,720pa

MORE DETAILS

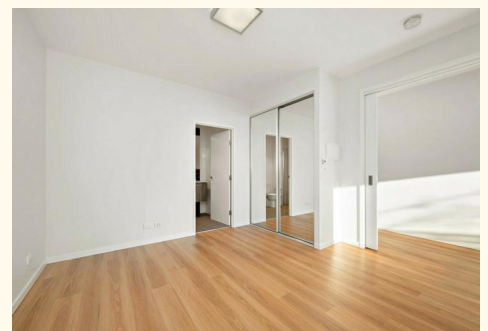
Property ID	34F4GCV
Property Type	Apartment
House Size	51 m ²
EER	6

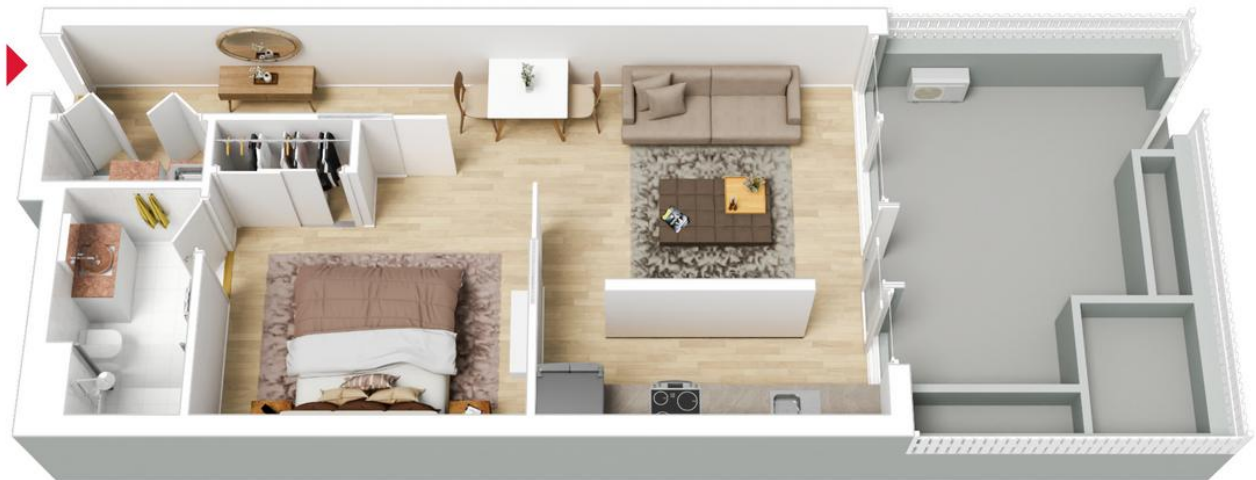
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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not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

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