



Sold



2/30 Watson Street, Turner

1 🏠 1 🚿 1 🚗

Immaculate Apartment in Unbeatable Location

Perfectly positioned in a prime Turner location, this low-maintenance residence offers the convenience of city living with the comfort of a townhouse feel. An ideal opportunity for first-home buyers, downsizers, or investors seeking strong rental demand.

Boasting a spacious bedroom with built-in storage plus a versatile study, the home features an open living area, a renovated kitchen, and fresh updates throughout. Enjoy the added convenience of a private courtyard with direct street access, a secure car space, and additional storage options, including a 2sqm storage cage.

With Turner parklands just metres away, an electric vehicle charger across the road, and the City and ANU within a five-minute walk, this home delivers unbeatable lifestyle appeal.

Recent upgrades, including fresh paint last year and new tiling across the complex, ensure a modern, low-maintenance lifestyle in one of Canberra's most sought-after locations.

- Immaculately presented apartment
- Recent updates throughout
- Updated kitchen with quality Bosch appliances

FOR SALE
\$519,000 - \$549,000

AGENTS

Samuel Thompson
0412 300 774
samuel.thompson@ljhmanuka.com.au

AGENCY

LJ Hooker Manuka
(02) 6239 5551

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.



- Reverse cycle split system for year round comfort
- Ceiling fan recently installed to the bedroom
- Great sized courtyard with low maintenance gardens
- Single carpark underground with wall mount for securing bikes
- Prime central location

EER: 6.0

Rates: \$640.26pq (approx.)

Land Tax (for investors): \$428.18pq (approx.)

Strata: \$1,828pq (approx.)

Internal Living: 64sqm (approx.)

Outdoor Living: 25sqm (approx.)

Carpark size: 15sqm (approx.)

Year Built: 2003 (approx.)

Disclaimer:

While all care has been taken in compiling information regarding properties marketed for rent or sale, we accept no responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate the information provided.

MORE DETAILS

Property ID	1U7FFMF
Property Type	Apartment
House Size	64 m2
EER	6
Including	Air Conditioning Courtyard Dishwasher Built-in-Robes

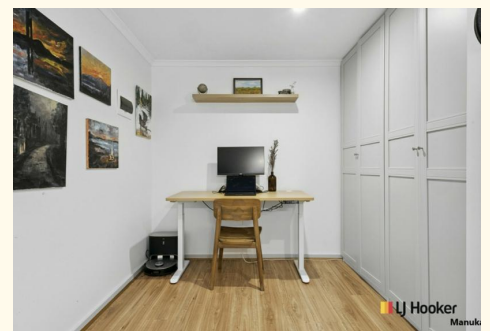
Samuel Thompson 0412 300 774

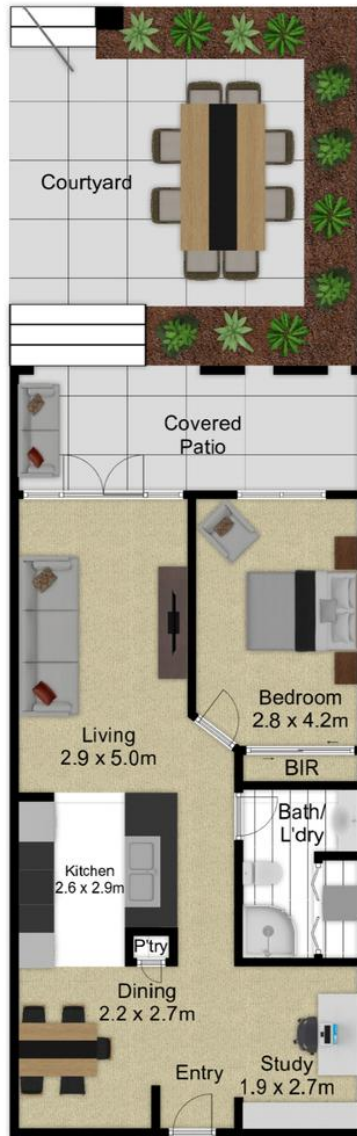
Property Consultant | samuel.thompson@ljhmanuka.com.au

LJ Hooker Manuka (02) 6239 5551

20 Bougainville Street, MANUKA ACT 2603

manuka.ljhooker.com.au | manuka@ljhmanuka.com.au





 **LJ Hooker**
Manuka

Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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**