

11/27 Whitmore Crescent, Watson

## Your entry into Watson!

Peacefully and privately positioned in 'The Fair,' this is your chance to enter a fantastic, growing location with so much to offer! Enjoy the perfect blend of tranquility and convenience in this sought-after community. Whether you're looking to invest or find your first home, 'The Fair' provides an exceptional lifestyle with abundant amenities and natural beauty.

This 2-bedroom, first-floor apartment is your gateway to this superb suburb. With its sunny, east-facing balcony, enjoy views of Mount Majura and Mount Ainslie right from your living room. Boasting a generous space of 65m<sup>2</sup>, this apartment offers an easy flow of living with ample space to entertain and relax. Built in 2012, it includes all the features needed for comfortable living, including NBN fast internet, a solar-powered hot water system, intercom security access, and convenient access to tram, bus, and cycle networks.

'The Fair' is a unique community located just 7km from the heart of Civic, positioned at the foothills of Mount Majura and close to local shopping, public transport, and Epic markets. Confident investors can set and forget, knowing their investment is in a prime location with high demand and low maintenance. Meanwhile, owner-occupiers can purchase with confidence, secure in the knowledge that they're entering a community renowned for its quality and convenience,

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### FOR SALE

\$450,000+

### VIEW

Sat 11th Apr @ 10:00AM - 10:30AM

### AGENTS

Andrew Grenfell

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### AGENCY

LJ Hooker Canberra City

(02) 6249 7700

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offering a solid foundation for future growth and personal enjoyment.

Internal: 60m<sup>2</sup>  
EER: 6 Stars

Features:

- Sunny East facing balcony
- Views to Mount Ainslie and Mount Majura
- Dedicated car port and visitor parking
- Friendly complex
- NBN
- Solar hot water
- Built in robes

## MORE DETAILS

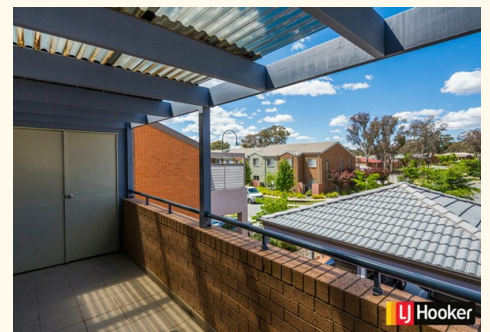
Property ID	2F1AFHK
Property Type	Apartment
EER	6

**Andrew Grenfell 0424 858 529**

Salesperson | [andrew.grenfell@ljhcanberracity.com.au](mailto:andrew.grenfell@ljhcanberracity.com.au)

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