






12/35 Tay Street, Watson

## Modern Comfort & Lifestyle Convenience in the Heart of Watson

Positioned within the highly regarded The Fair complex by Village Building Co, this beautifully refreshed one-bedroom apartment at 12/35 Tay Street, Watson offers the perfect combination of comfort, functionality, and lifestyle convenience in one of Canberra's most desirable inner-north suburbs. Set on the first floor, the apartment has been thoughtfully updated with new carpet and recently installed blinds and window furnishings, creating a fresh and modern feel throughout. Natural light fills the open-plan living and dining area, which flows effortlessly onto a private balcony an ideal space for relaxing or entertaining.

The adjoining kitchen has been cleverly designed with practicality in mind, featuring ample bench space, quality stainless steel appliances, a gas cooktop, integrated dishwasher, and a functional layout that connects seamlessly with the living zone. Privately positioned, the generous bedroom includes built-in robes and provides a peaceful, comfortable retreat. The spacious bathroom incorporates an integrated laundry with dedicated washing machine space, complemented by thoughtful storage solutions throughout the

1  1  1 

**FOR SALE**

\$395,000+

**VIEW**

Sat 13th Jun @ 10:30AM - 11:00AM

**AGENTS**

Andrew Grenfell

0424 858 529

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

**AGENCY**

LJ Hooker Canberra City

(02) 6249 7700

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**

apartment.

Adding to the home's appeal is the excellent storage on offer, including internal cupboards and a separate storage room near the entry a highly valuable and often rare feature in apartment living. Electric heating and a single undercover car space complete the package. Perfectly located moments from Mount Majura walking trails, local Watson shops, the Farmers Market, and the vibrant Dickson precinct, this home delivers outstanding lifestyle appeal with easy access to public transport.

Block: 18

Internal Living: 52m<sup>2</sup>

Balcony: 6m<sup>2</sup>

EER: 6 Stars

Rates: \$1,571 PA ( Approx )

Land Tax: \$1,693 PA ( Approx )

Features:

- First-floor position within a well-regarded complex
- Freshly updated with new carpet
- Recently installed blinds and window furnishings
- Open-plan living flowing to private balcony
- Functional kitchen with ample bench space and integrated dishwasher
- Gas cooktop and stainless-steel appliances
- Generous bedroom with built-in wardrobe
- Spacious bathroom with integrated laundry
- Excellent internal storage plus separate storage room
- Electric heating
- Single undercover car space
- Located in "The Fair" complex by Village Building Co
- Close to Mount Majura walking trails, Watson shops, Farmers Market, and Dickson precinct

Nearby :

- 1.2 km to Watson Shops
- 2.5 km to Dickson Shopping
- 4.5 km to Canberra CBD
- 1.5 km to Mount Majura Nature Reserve
- 3.5 km to Australian National University
- 2.8 km to EPIC (Exhibition Park in Canberra)
- 2.5 km to Canberra Light Rail (nearest stop)

Disclaimer:

Disclaimer: All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.

Photography Disclaimer: Some images may have been virtually staged to better showcase the true potential of the rooms and spaces in the home. Alternatively, while the property may have been staged for photography, it might be vacant during your inspection.

EER 

## MORE DETAILS

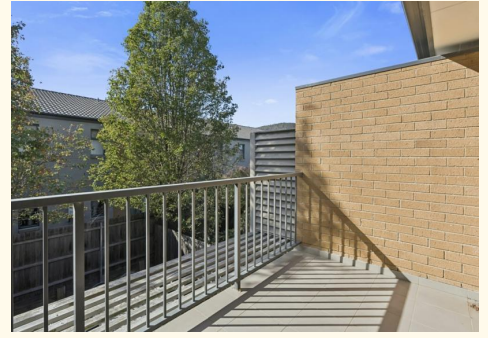
Property ID 2FP3FHK  
Property Type Apartment  
EER 6

### Andrew Grenfell 0424 858 529

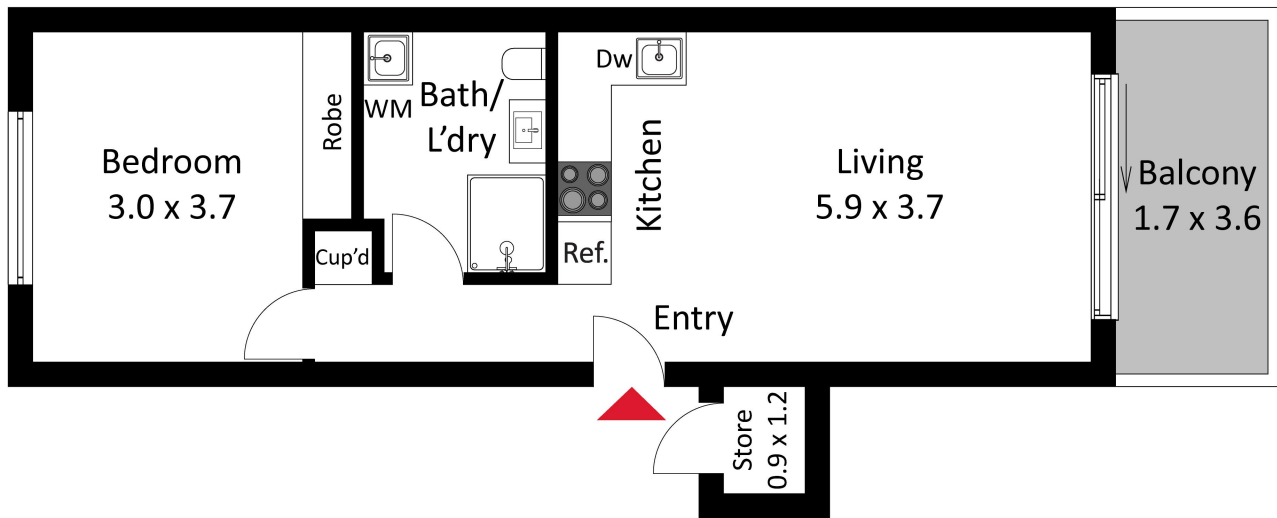
Salesperson | [andrew.grenfell@ljhcanberracity.com.au](mailto:andrew.grenfell@ljhcanberracity.com.au)

### LJ Hooker Canberra City (02) 6249 7700

1st Floor, 182 - 200 City Walk, CANBERRA CITY ACT 2601  
[canberracity.ljhooker.com.au](http://canberracity.ljhooker.com.au) | [sales@ljhcanberracity.com.au](mailto:sales@ljhcanberracity.com.au)



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.



The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

12/35 Tay Street, Watson