



2A/111 Knox Street, Watson

Easy Living in the Heart of Watson

FIND.

Positioned in the heart of sought-after Watson, this well-presented ground-floor apartment offers an affordable entry into one of Canberra's most desirable inner north suburbs. Whether you're a first home buyer looking to step into the market, an investor seeking a quality addition to your portfolio, or someone looking for a low-maintenance asset for a self-managed super fund, this home presents an outstanding opportunity. This is living made easy and/or the ideal investment property to add to your portfolio.

LOVE.

Step inside to discover a light-filled living and dining area which flows to the updated kitchen. The bedroom features a built-in robe and easy access to the updated bathroom. Split-system heating and cooling ensure year-round comfort. The unit is ideally positioned on the ground-floor with it's own private balcony and dedicated carport.

LIVE.

Enjoy the very best of Watson living, with local cafés, parks, schools, public transport and the vibrant Dickson precinct all within easy reach. Whether you're looking to secure your first home, expand your

1 1 1

FOR SALE

Please Call

AGENTS

Eoin Ryan-Hicks

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AGENCY

LJ Hooker Kippax

(02) 6255 3888

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.



investment portfolio or embrace a more relaxed lifestyle, this exceptional location places everything you need right at your fingertips.

ABOUT THE AREA

Local Transport:

Bus services to the City and surrounding suburbs

Easy access to major arterial roads

Walking and cycling paths nearby

Shopping and Dining:

Watson Shops

Dickson Shopping Centre

Local cafés and restaurants

Schools:

Watson Primary School

Dickson College

Lyneham High School

Majura Primary School

OVERVIEW

- 1 Bedroom with a built-in robe, 1 Bathroom
- Single carport
- Ground-floor position
- Open-plan layout
- Renovated kitchen with gas cooking
- Timber-look flooring throughout
- Split-system heating and cooling
- Private balcony
- Double-glazed windows and doors in the living area with fitted privacy shades

RATES/SIZE:

Living Size: 31sqm approx.

Rates: \$1,489p.a approx.

Land Tax: \$1,793p.a approx.

Body Corporate: 1,434p.q approx.

EER: 4.0

Disclaimer:

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MORE DETAILS

Property ID	1J7EF9U
Property Type	Apartment
House Size	31 m2
EER	4

Eoin Ryan-Hicks 0424 042 419

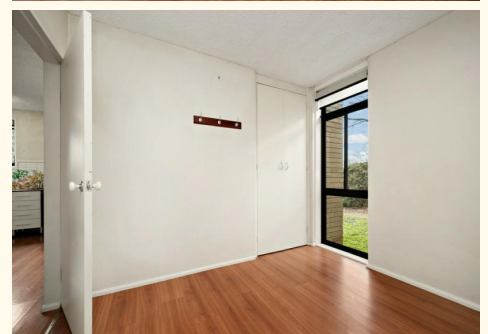
Franchise Owner | Sales Manager | Licensed Agent ACT & NSW |

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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.

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