



48/1 Nanango Way, Watson

Owners Want It Sold All Offers Considered!

Brand New Never Lived In

FIND.

Positioned within the highly anticipated Nørrebro development by renowned developer Pier Projects, this brand-new apartment presents an exceptional opportunity to secure a sophisticated home in one of Canberra's most desirable inner north suburbs. Positioned on the second floor, this beautifully finished residence captures stunning views across Black Mountain and the Brindabellas while delivering contemporary comfort, thoughtful design and everyday convenience. Never before occupied, it's ready to simply move in and enjoy.

LOVE.

Designed with effortless living in mind, the intelligently planned floorplan offers two generous bedrooms both with built-in-robres, two beautifully appointed bathrooms and secure parking for two vehicles. The spacious open-plan living and dining area is bathed in natural light and extends seamlessly onto the private, north-east facing balcony, creating the perfect space to unwind or entertain while taking in the breathtaking outlook. At the heart of the home is a premium kitchen featuring quality

2 2 2

FOR SALE

\$575,000+

VIEW

Sat 26th Sep @ 12:00PM - 12:30PM

AGENTS

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AGENCY

LJ Hooker Kippax

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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.



finishes and modern appliances, including an integrated dishwasher, electric oven and induction cooktop. Carpet throughout the living areas and bedrooms creates warmth and comfort, while tiled kitchen and bathroom spaces provide a sleek, contemporary finish. Complete with a European laundry and split-system heating and cooling, every detail has been considered to deliver effortless modern living.

LIVE.

Surrounded by beautifully landscaped gardens within the Nørrebro precinct, you'll enjoy a lifestyle that perfectly balances urban convenience with nature. Walk to Watson's popular cafés, local shops and nearby nature reserves, or explore the extensive walking and cycling trails that make this suburb so highly sought after. With easy access to Canberra's City Centre, Dickson, Braddon and surrounding town centres, commuting is effortless while everything you need remains close to home. Surrounded by nature and the new massive playground across the road.

ABOUT THE AREA

Local Transport

- Easy access to light rail
- Regular bus services nearby
- Quick commute to Canberra City and surrounding town centres

Shopping & Dining

- " Watson Shops
- " The Knox Café
- Dickson Shopping Precinct
- Canberra Centre

Schools

- Watson Primary School
- Rosary Primary School
- Dickson College
- Australian National University

OVERVIEW

- " Brand new apartment
- " Located within the prestigious Nørrebro development by Pier Projects
- Two spacious bedrooms with built-ins
- Two modern bathrooms
- Two secure car spaces
- Second-floor position
- Stunning views across Black Mountain and the Brindabellas
- Open-plan living and dining
- Fully Covered Private balcony
- Premium kitchen with integrated dishwasher, electric oven and induction cooktop
- European-style laundry
- Split-system heating and cooling

RATES/SIZES

Build Size: 86sqm approx.

Living Size: 75sqm approx.

Balcony: 11sqm approx.

Rates: \$1,476p.a approx.

Land Tax: \$1,782p.a approx.

Body Corporate: \$906p.q approx.

EER: 6.0

Disclaimer:

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MORE DETAILS

Property ID	1J6SF9U
Property Type	Apartment
House Size	86 m2
EER	6

Eoin Ryan-Hicks 0424 042 419

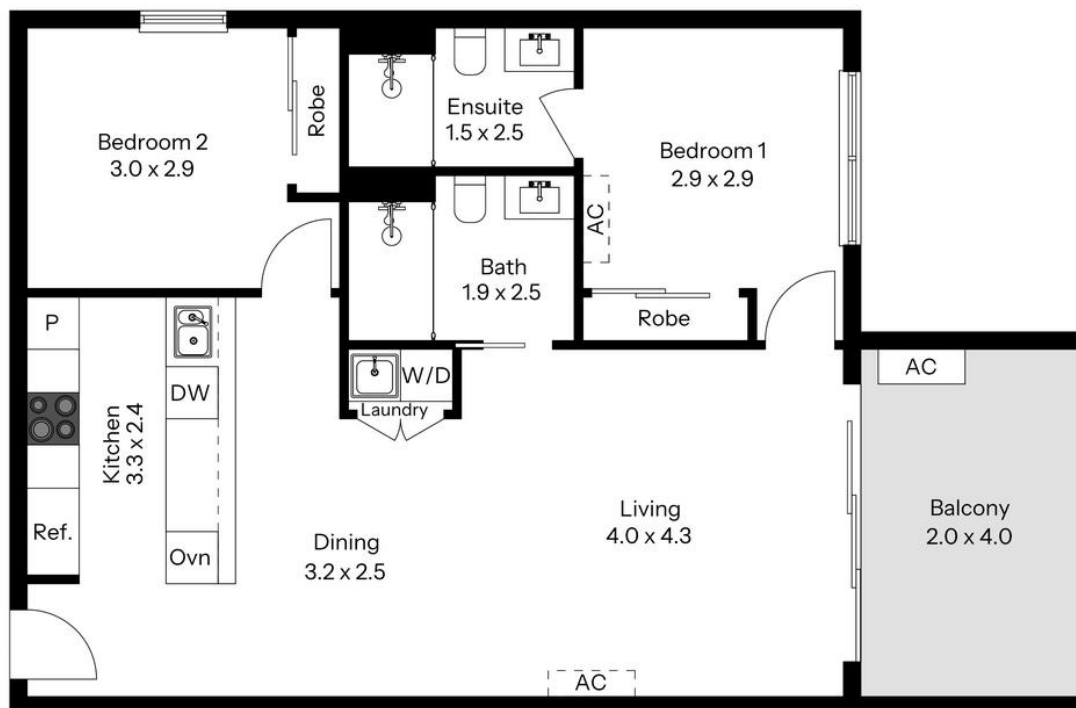
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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