



Watson, 60/1 Buninyong Street

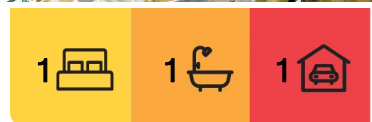
Brand New Apartment at Unbelievable Value

Located in leafy Watson, just a short walk to the light rail with brand new cafe and childcare downstairs, this brand new spacious one bedroom plus study apartment has a long list of quality inclusions and is exceptionally good value at this price.

Set on the third floor in the sought after Norrebro development, with an impressive 8.9 star energy rating, the apartment faces north with a lovely balcony to capture sun all year around. The aspect is ideal, ensuring living spaces are light filled and bright.

Overall the design is open plan and roomy, the kitchen with stone benchtops and quality appliances. The master bedroom is a great size, with ample walk in wardrobe and spacious main bathroom.

The separate study/ media room is ideal to provide that extra space, and especially so if a traditional two bedroom apartment is a bit of a financial stretch in the current market. In



For Sale
\$440,000

View
ljhooker.com.au/34QGQCY

Contact
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addition there is also a study nook off the main living space, providing plenty of options to work or study from home.

The Norrebro development offers a range of landscaped areas, including one hectare of open parkland. The design is planned to preserve mature trees, creating a vibrant urban forecourt to foster community connection with spaces for alfresco dining, galleries, performance art and community gardens. And later, a large park will invite children and families to enjoy outdoor activities in a lovely natural playground.

Nearing completion, this could be the perfect opportunity to purchase and be able to move straight in. Contact Team Peta Barrett for further details, but do not delay your enquiry. At this price this value packed apartment will not last long!

Features:

- Ideal north facing aspect
- Impressive 8.9 star Energy Efficiency Rating
- Great sized main bedroom plus a separate study/ media room
- Walk in wardrobe
- Light filled open plan design
- Kitchen with stone benchtops and quality appliances
- Reverse cycle air conditioning
- Double glazed windows
- Contemporary bathroom styling
- Sunny balcony with power and water
- One secure underground car space plus storage area
- Set among leafy grounds with a focus on the natural landscape
- Ideal position within short distance to light rail and the City

Note: Some advertised images are of the local Watson surrounding area, not specifically the Norrebro development

Quick Stats:

Internal living size: 69sqm approx.

Balcony size: 6sqm approx.

Proposed Strata Levies: \$535.95pq (First year)

Proposed Strata Levies: \$625.63pq (Second year)

EER: 8.9 stars



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More About this Property

Property ID	34GQGCY
Property Type	Apartment
House Size	69 m²
EER	8.5

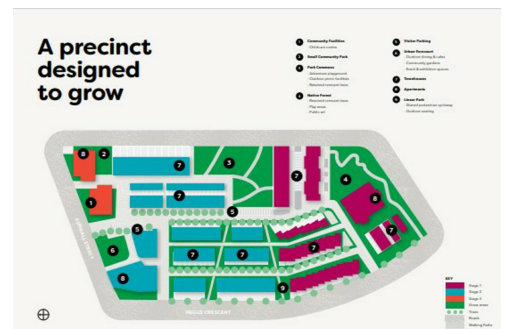
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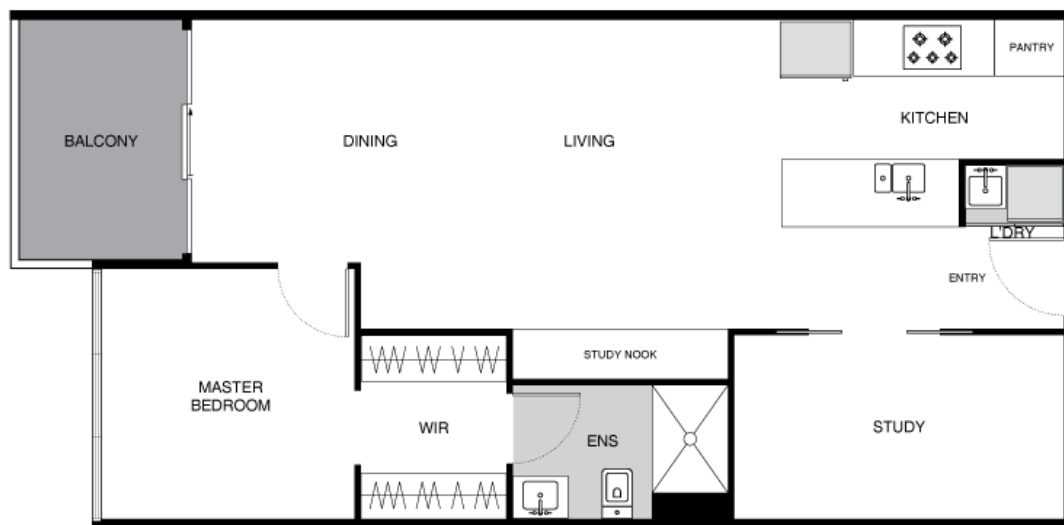


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Floor Plan



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A60/46 Aspinall Street, Watson



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