



8/115 Knox Street, Watson

Opportunity Knox!

Just 250 metres from your future favourite coffee spot, this charming 1960s double-brick apartment has been lovingly renovated to blend classic character with modern convenience. Cozy yet spacious, private yet connected-it's the perfect place to call home. Whether you're stepping into the market for the first time or adding a smart, low-maintenance property to your investment portfolio, this is a fantastic opportunity.

Before even entering the property, there is so much to love. Set on a quiet floor shared with just one other apartment-and a lovely neighbour-the home enjoys a peaceful, tucked-away feel. A quaint shared balcony at the entry offers a sunny little nook to enjoy your morning coffee or unwind with a book.

Step inside and you'll be impressed by the light-filled living and dining area, finished with fresh, modern flooring and a comfortable layout. The renovated kitchen is a standout, complete with an induction cooktop, generous bench space, and ample storage, perfect for anyone who enjoys cooking (or just wants a stylish space to reheat their dinner from Watson Takeaway).

Both bedrooms are well-proportioned, each featuring built-in robes, while the bathroom has also been thoughtfully updated. With space

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FOR SALE

Offers Over \$380,000

AGENTS

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

for a washing machine and dryer there is no need to rely on the communal laundry, which is currently getting a fresh makeover of its own.

And then there's the lifestyle. Watson has become one of Canberra's most in-demand suburbs, and it's easy to see why. From the iconic Knox Café with its cult-favourite Reuben sandwich and friendly vibe, to the local IGA, Watson Takeaway, post office and chemist. Everything you need is just a short stroll away. On weekends, head to the EPIC farmers markets, hike Mount Majura, or simply enjoy the strong sense of community that Watson locals hold dear.

Whether you're looking for a low-maintenance home with soul, or a blue-chip investment in a thriving Inner North location, 8/115 Knox Street is your opportunity to secure something truly special.

At a glance

- Renovated, double brick apartment
- Quiet position with only one other apartment on the floor
- Light-filled open plan living and dining area with new flooring
- Modern kitchen with induction cooktop, generous bench space & ample storage
- Two good-sized bedrooms with built-in robes
- Renovated bathroom
- Allocated space for a dryer and washing machine
- Communal laundry facilities, currently being refreshed
- Just 250m to the local Watson shops
- Close proximity to public transport
- Fantastic opportunity for first home buyers or investors

MORE DETAILS

Property ID	1HKMM1F92
Property Type	Flat
House Size	46 m2
EER	5.5

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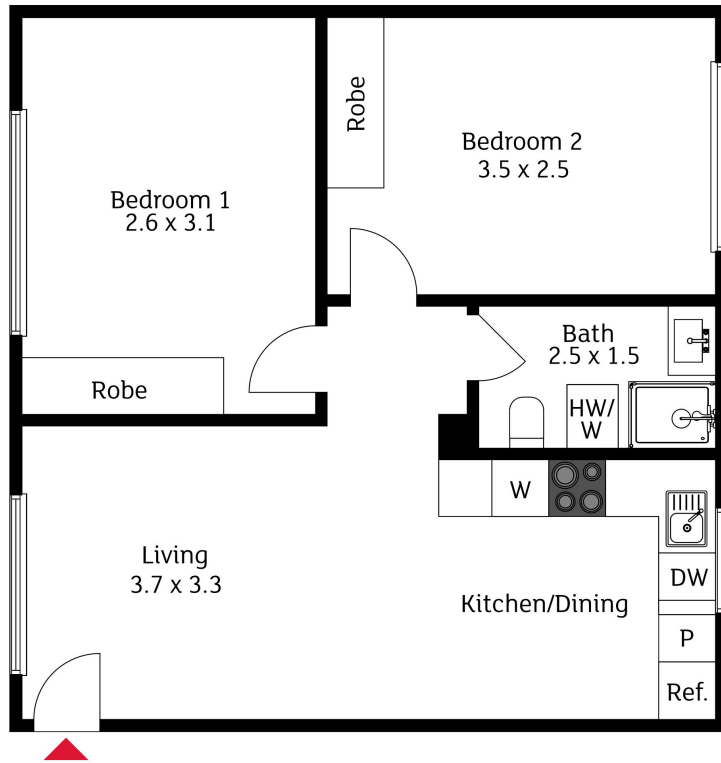
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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