



Watson, 33 Ehrlich Circuit

NORTH FACING, BRIGHT AND MODERN WITH NO BODY CORPORATE

For your dream home, you should sacrifice nothing. This modern and contemporary two-bedroom, two-bathroom townhouse has it all - north facing, a spacious floorplan which offers a rare combination of low maintenance lifestyle whilst still having plenty of living space, inside and out plus a separate title with no body corporate costs.

Spread over two levels, the ground floor offers an open plan, north facing kitchen, living and dining area, creating a functional floorplan for easy living. A modern and well-equipped kitchen is the hub of the lower level and openly adjoins the lounge and dining areas and private courtyard, perfect for entertaining the family or guests. The kitchen features stainless steel appliances, plenty of bench space and pantry with adjacent under-stair storage. The concealed laundry is located off the kitchen and a separate powder room on this level for added convenience or guests.

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For Sale
Auction

View
ljhooker.com.au/HQXH5W

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EER ★★★★★★

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Disclaimer: 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.

Upstairs, accommodation is provided in the form of two spacious bedrooms, both offering an ensuite, a rare find in a townhouse. Enjoy being spoiled for choice - bedroom one benefits from an incredibly spacious walk-in robe, ensuite with dual basins and a private balcony, while bedroom two benefits from a built-in robe and northerly aspect. Both bathrooms feature floor to ceiling tiles and quality fixtures and fittings.

Additional features include two linen/storage cupboards, ducted heating and cooling throughout plus single garage with internal access.

Located at the base of Mt Majura, enjoy the benefits of this inner-city location, moments away from the popular Watson Shops, amenity and café/restaurant rich Dickson Shops, plus easy transit into the City by light rail. This is a home and a location not to miss.

Features

- Modern, north facing townhouse
- Separate title, no body corporate
- Large open-plan living area leading out to the courtyard
- Two spacious bedrooms, both with ensuites, bedroom one with walk-in robe and private balcony
- Powder room on the ground floor for convenience
- Modern kitchen with stone benchtops, electric cooking plus pantry with adjacent under stair storage
- Ducted heating and cooling throughout
- Single car garage with internal access
- Two linen/storage closets upstairs
- Separate European style laundry
- Low maintenance courtyard making entertaining a breeze
- Ideally located close to Watson Shops, Dickson Shops plus easy transit into the city

Rates: \$1,939.82 p.a (approx.)

Land Tax: \$2,729.20 p.a (approx.) if rented

EER: 6 stars

Construction: 2021

More About this Property

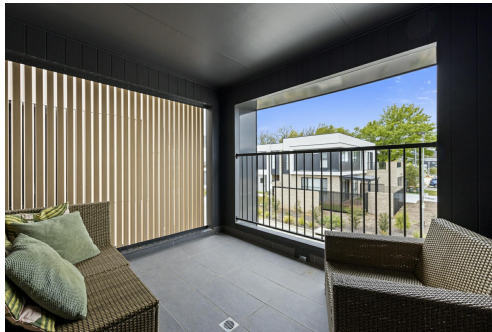
Property ID	HQXH5W
Property Type	Townhouse
House Size	102 m²
Land Area	104 m²
EER	6

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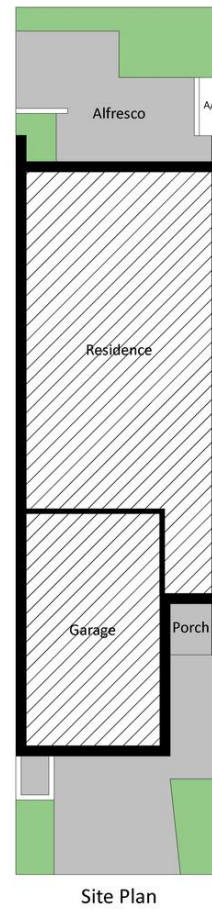
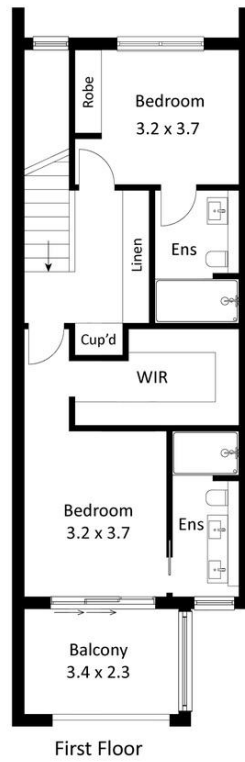
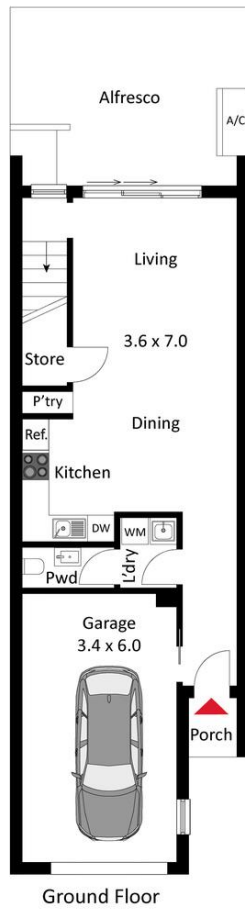
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The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.