



LJ Hooker



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## Watson, 26/28 Beechworth Street

### Elevate Your Lifestyle

Discover contemporary luxury in this nearly new, two bedroom, ensuite apartment nestled in the serene surroundings of Watson.

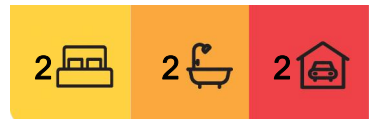
Positioned on the first floor of the sought-after Norrebro estate, this modern residence combines convenience, comfort, and an effortless lifestyle close to nature.

#### Features:

- \* Bright and Spacious with northerly aspect
- \* Main Bedroom: Walk-through robe leading to a generously sized ensuite
- \* Additional Bathroom: Convenient full bathroom adjacent to the second bedroom
- \* Open Living Area: Generous living and dining area with direct access to the large, private balcony
- \* Modern Kitchen: Featuring high-quality Smeg appliances, integrated dishwasher, convection cooktop and ample storage



**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.



**For Sale**  
\$615,000

**View**  
[ljhooker.com.au/HNZVAF8H](http://ljhooker.com.au/HNZVAF8H)

**Contact**  
**Kathy Komar**  
0455 891 351  
[kkomar@ljhbelconnen.com.au](mailto:kkomar@ljhbelconnen.com.au)

**EER** ★★★★★★

**LJ Hooker Belconnen**  
**(02) 6251 1477**

- \* Separate Laundry Room: For added convenience
- \* Comfort: Two reverse cycle air conditioning units
- \* Secure Side by Side Parking: Two basement car spaces plus storage included

Location Highlights:

- \* Internal green spaces, parks, and picnic areas
- \* On-site community facilities including a local café
- \* Short drive to Watson Village
- \* Enjoy the close proximity to weekend farmers' markets
- \* Quick access to Mount Majura Nature Reserve
- \* Minutes from the light rail and Canberra City Centre

- \* Living Size: 84sqm
- \* Balcony Size: 24sqm
- \* Rates: \$1,781 p.a.
- \* Strata: \$5,632 p.a.
- \* Land Tax: \$2,120 p.a. (investors only)

Disclaimer:

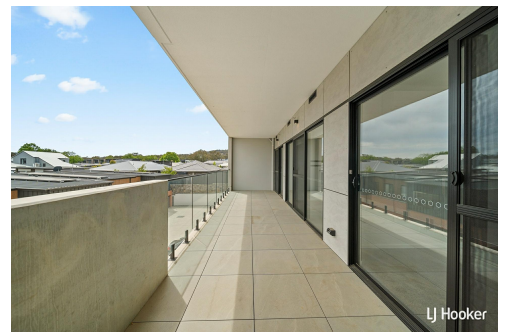
All information contained herein is gathered from external sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries and satisfy themselves in all respects.

## More About this Property

<b>Property ID</b>	HNZVAF8H
<b>Property Type</b>	Unit
<b>House Size</b>	84 m2
<b>EER</b>	6

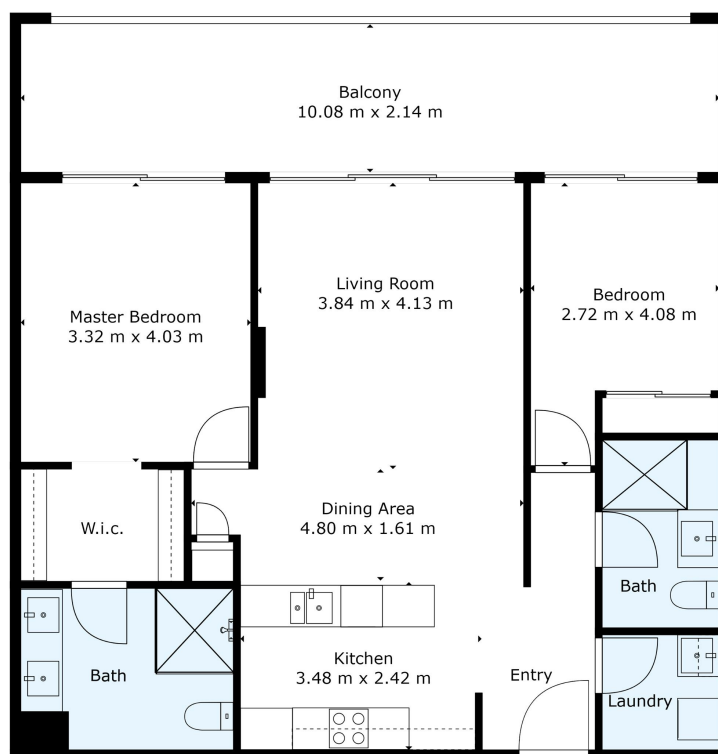
**Kathy Komar 0455 891 351**  
Sales Agent | [kkomar@ljhbelconnen.com.au](mailto:kkomar@ljhbelconnen.com.au)

**LJ Hooker Belconnen (02) 6251 1477**  
Shop 9, 21 Benjamin Way, BELCONNEN ACT 2617  
[belconnen.ljhooker.com.au](http://belconnen.ljhooker.com.au) | [belconnen@ljhbelconnen.com.au](mailto:belconnen@ljhbelconnen.com.au)



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**aperture**  
media house