




3B/109 Knox Street, Watson

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Superstar Investment - Perfect For Your Super

This ground floor one-bedroom apartment offers unbeatable value for first-home buyers or investors looking to secure a low-maintenance property in a high-demand location. With its own private entry, corner position and leafy outlook, it feels more like a small home than a unit.

Light-filled and functional, the apartment features open-plan living that connects to a sunny balcony, a spacious bedroom with built-in robe, and a bathroom complete with a bathtub. A rare bonus is the internal laundry facilities, plus an allocated carport for convenience. Move straight in, enjoy as is, or update over time to add further value.

Located within walking distance to Watson Shops, the light rail, EPIC Farmers Markets and only moments to Dickson and the City, this property is perfectly placed to deliver both lifestyle and strong rental returns. An affordable entry point into the Inner North, this is an opportunity not to be missed.

OVERVIEW:

- One bedroom with built-in wardrobe
- Open-plan living with sunny balcony
- Bathroom with bathtub

FOR SALE
\$250,000+

AGENTS

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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.

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- Own laundry facilities in-unit
- Refrigerator included (optional)
- Corner position with leafy outlook
- Allocated carport
- Electric cooking
- Separate entrance from the rest of the apartments

RATES/SIZE:

- Council Rates: \$2,460 p.a approx.
- Land Tax: \$3,189 p.a approx.
- Body Corporate: \$1,315.71 p.q approx.
- Living Size: 30sqm approx.
- EER: 3.0
- Rental Appraisal: \$400-\$420 per week
- Strong rental yield projected between 7.17% - 7.53% approx.

All information contained herein is gathered from 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.

MORE DETAILS

Property ID	1HVEF9U
Property Type	Unit
House Size	30 m2
EER	3

Olivia Schultz 0415 366 287

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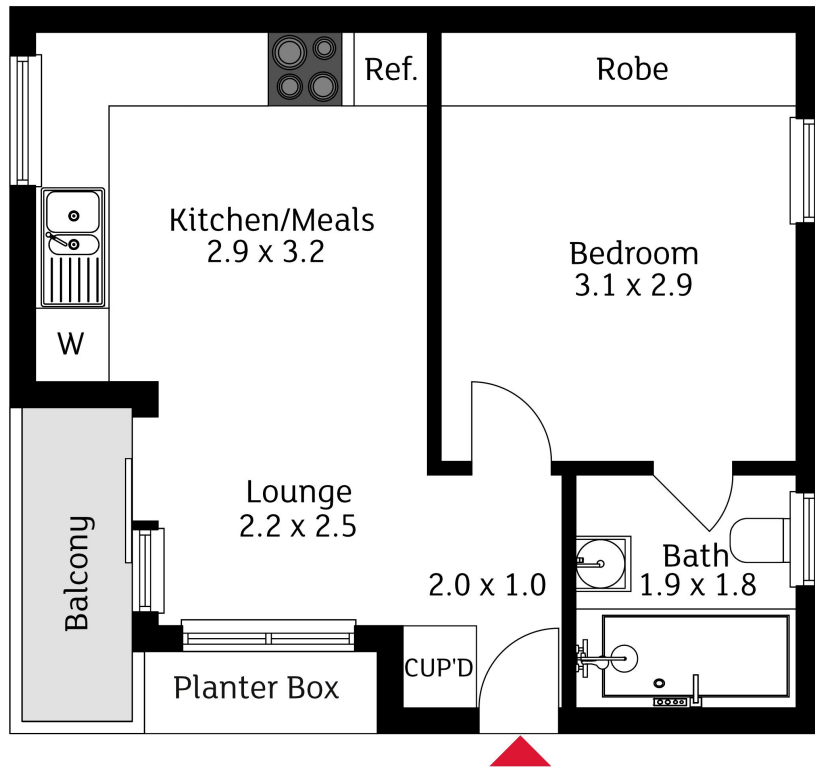
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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