



## Watson, 5/27 Ian Nicol Street

The perfect start or investment!

Welcome to 'The Fair', a tightly held boutique complex of only six and positioned adjacent to the Mount Majura Nature Reserve.

This well maintained one bedroom apartment is filled with natural light. The spacious living area features large glass sliding doors that lead right out onto a large courtyard area perfect for entertaining or enjoy a cuppa in the sun.

The generous kitchen is complete with modern amenities including stainless steel appliances, dishwasher and plenty of storage options.

The large bedroom offers a generous built-in robe, while the separate full-sized laundry comes with the dryer included and additional storage options.

The apartment is complemented by reverse cycle air conditioning, solar hot water system



**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**  
\$420,000

**View**  
[ljhooker.com.au/1TUZFMF](http://ljhooker.com.au/1TUZFMF)

**Contact**  
**Samuel Thompson**  
0412 300 774  
[samuel.thompson@ljhmanuka.com.au](mailto:samuel.thompson@ljhmanuka.com.au)

**Luzian Borst**  
0404 827 483  
[luzian.borst@ljhmanuka.com.au](mailto:luzian.borst@ljhmanuka.com.au)

**EER** ★★★★★

**LJ Hooker Manuka**  
(02) 6239 5551

and a neutral colour pallet throughout.

Don't miss out on your opportunity to secure your opportunity within this highly sought after complex.

Features include:

- \*Located within 'The Fair' boutique complex of only 6
  - \*Spacious open plan living
  - \*Modern kitchen with stainless steel appliances, dishwasher and plenty of storage options
  - \*Bedroom with generous sized built-in robe
  - \*Neutral colour pallet
  - \*Modern stylish bathroom
  - \*Separate full-sized laundry with dryer included
  - \*Intercom access
  - \*Courtyard from living room perfect for the entertainer
  - \*Easy care garden
  - \*Single carport with storage
  - \*Adjacent to Mount Majura with walking trails at your fingertips
- Conveniently located close to Civic and only minutes to Watson, Hackett and Dickson shops

Disclaimer:

While all care has been taken in compiling information regarding properties marketed for rent or sale, we accept no responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate the information provided.

## More About this Property

<b>Property ID</b>	1TUZFMF
<b>Property Type</b>	Unit
<b>EER</b>	6
<b>Including</b>	Courtyard Dishwasher

**Samuel Thompson 0412 300 774**

Property Consultant | samuel.thompson@ljhmanuka.com.au

**Luzian Borst 0404 827 483**

Property Consultant | luzian.borst@ljhmanuka.com.au

**LJ Hooker Manuka (02) 6239 5551**

20 Bougainville Street, MANUKA ACT 2603

manuka.ljhooker.com.au | manuka@ljhmanuka.com.au



**LJ Hooker Manuka**  
**(02) 6239 5551**

**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.

