



Watson, 7C/6 Irvine Street

Sunny and Superbly Located!

This perfectly positioned apartment offers the best combination of comfort, convenience, and lifestyle, making it an excellent choice for first-home buyers or savvy investors.

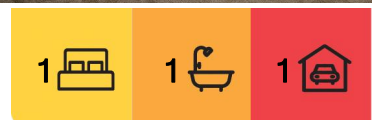
Enjoying a serene North-facing outlook, the open-plan living area is bathed in natural light, creating a warm and inviting atmosphere. Step out onto the private balcony to further soak up the sunshine-an ideal spot to enjoy your morning coffee or unwind after a busy day.

The kitchen is thoughtfully designed, making the most of the space available, with ample storage and gas cooking. The bedroom includes a built-in robe for convenience, while the bathroom features a relaxing bath. A communal laundry, positioned on your floor and shared with just three other units, adds to the convenience.

Updated flooring throughout lends a fresh feel, while an electric wall heater provides cozy comfort during Canberra's cooler months.



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
Offers Over \$249,000

View
ljhooker.com.au/1HKMB8F92

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EER ★★★★★

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And while a dedicated carport is available, you might find little need for it-this property's unbeatable location truly sets it apart! Just a short stroll from local shops, bike trails, public transport, and more, this apartment delivers the ultimate low-maintenance lifestyle in the sought-after Inner North.

With its convenience and charm, this is a property that will always be in high demand.

At a glance

- North-facing living
- New flooring; vinyl timber and carpet
- Electric heater
- Spacious linen cupboard
- Built-in robe to bedroom
- Private balcony
- Dedicated carport
- Within a 2-minute walk to the Watson Shops

More About this Property

Property ID	1HKMB8F92
Property Type	Unit
House Size	37 m2
EER	4
Including	Balcony Built-in-Robes

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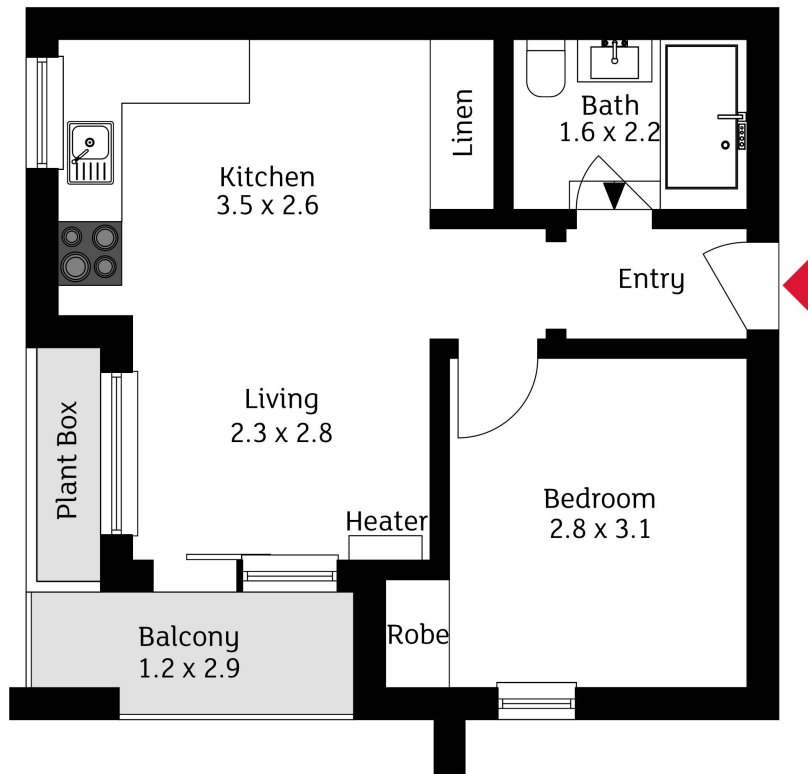
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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