

**1/94 Nepean Street, Watsonia, Vic 3087**

Rata & Co.

## Unit For Sale

Wednesday, 27 December 2023

1/94 Nepean Street, Watsonia, Vic 3087

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



George Stavrakis  
0411781677

## AUCTION Sat 3 Feb 4:00pm

Welcome to 1/94 Nepean Street, Watsonia! This charming 2 bedroom, 1 bathroom unit is the perfect place to call home. As you step inside, you'll be greeted by a warm and inviting living space, filled with natural light that creates a cozy atmosphere. The traditional zoned plan layout seamlessly connects the living, dining, and kitchen areas, making it ideal for entertaining friends and family. The kitchen boasts ample storage space, and a traditional design that will inspire your inner chef. Whether you're preparing a quick breakfast or hosting a dinner party, this kitchen has everything you need to create culinary masterpieces. Both bedrooms are generously sized, offering a peaceful retreat after a long day. The master bedroom features a large window that allows for plenty of natural light, creating a serene and relaxing ambiance. The second bedroom can be used as a guest room, a home office, or a creative space - the choice is yours. The bathroom is tastefully designed featuring a bathtub and a separate shower. It's the perfect place to unwind and pamper yourself after a busy day. Outside, you'll find a private carport that provides secure parking for your vehicle, ensuring convenience and peace of mind. Located in the sought-after suburb of Watsonia, this property offers easy access to local amenities, including shops, cafes, parks, and public transportation. With its convenient location and comfortable living spaces, this unit is an excellent opportunity for first-time buyers, downsizers, or investors looking for a solid rental property. Don't miss out on the chance to make this delightful unit your new home. Contact us today to arrange a private inspection and experience the charm and convenience of 1/94 Nepean Street, Watsonia. PHOTO ID REQUIRED Due diligence checklist - [consumer.vic.gov.au/duediligencechecklist](https://consumer.vic.gov.au/duediligencechecklist) Privacy Policy and Privacy Collection Notice - [rataandco.com.au/privacy-policy](https://rataandco.com.au/privacy-policy) Material Facts - please refer to the contract of sale and vendor statement for any/all material facts. Land size sourced from [land.vic.gov.au](https://land.vic.gov.au). This document has been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, Harcourts Rata & Co takes no responsibility for any inaccuracies. Accordingly all interested parties should make their own enquiries to verify the information, including and not limited to land size.