

**101 Ian Nicol Street, Watson, ACT 2602**



**Sold Townhouse**

Wednesday, 18 October 2023

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**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 50 m2**

**Type: Townhouse**



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0261018474

**\$430,000**

Discover the perfect blend of convenience and serenity at this charming one bedroom townhouse, nestled at the foot of Mount Majura Nature Reserve. Within range of local shopping centres, public transport, EPIC and the city centre, this property offers an excellent investment opportunity and an ideal setting for a balanced lifestyle. Located right opposite a conserved tree, this property has the best view in 'the Fair'. The long driveway and single lock-up garage with internal access comfortably fit two vehicles on the ground level. Stepping up into the sunny living area, you will find a sleek and functional kitchen with plenty of storage space. The spacious living area offers more than enough room for dining, entertainment as well as work/study. The large bedroom boasts ample natural light and a built-in wardrobe with a mirrored front. With an oversized undercover balcony, you will surely enjoy peace with the view, sunshine and breeze. If you are an investor or may consider this an investment property in the future, this property is a great choice with remarkably low historical vacancy rate. The current rental income is \$480 per week until lease end in early February 2024, with the option to renew further. If you intend to live in the property, the tenant can vacate the property at the end of the lease. As the owner of this property, you will find additional benefits such as better access to some of Canberra's best schools. Private schools within close reach:- Emmaus Christian School (P-10)- Blue Gum Primary & Secondary School (P-10)- Brindabella Christian College (P-12)- Daramalan College (7-12) Your property is in the Priority Enrolment Area (PEA) of the following public schools in 2024: 1. Majura Primary School 2. Ainslie School 3. Lyneham High School 4. Campbell High School 5. Shirley Smith High School (opening in 2024) 6. Dickson College 7. Gungahlin College The Fair residents also have access to the Community Centre, playground, and BBQ facilities. This one bedroom townhouse will not stop us from having a blast. Estimates:- Council rates: \$582/quarter- Land tax: \$732/quarter- Water bill: \$187/quarter- Levy: \$565/quarter- Lease potential: \$480/week (subject to the market condition)