

**136/395 Antill Street, Watson, ACT 2602**



**Apartment For Sale**

Friday, 29 March 2024

136/395 Antill Street, Watson, ACT 2602

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Sebastian Gutierrez  
0261736300



Matthew McClellan  
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## Auction 24/04/24

Discover the epitome of modern living at 136/395 Antill Street, Watson. This immaculate ground floor unit offers a perfect blend of comfort, style, and convenience, nestled in a secure complex within a quiet community close to local amenities. Featuring two bedrooms and two bathrooms, including a master suite, this property boasts an open plan kitchen, living, and dining area, providing ample space to relax and entertain. Enjoy the morning sun streaming through the windows as you sip your coffee in the comfort of your own home. Step outside to discover your own private oasis, with a sizeable courtyard perfect for outdoor gatherings and a second-story balcony offering stunning views. The entertaining barbecue area is ideal for hosting friends and family, while the lock-up car space provides added convenience and security. Located just moments away from the local Watson shops, schools, and transport options, everything you need is right at your doorstep. Don't miss out on the opportunity to make this exceptional property your own. Contact us today to arrange a private viewing and start living the lifestyle you've always dreamed of!

Features of this property -

- Two bedrooms, two bathrooms
- Open plan kitchen, living, and dining area
- Ground floor unit with a sizable courtyard
- Second-story balcony for stunning views
- Entertaining barbecue area
- Secure complex with a lock-up car space
- Morning sun-filled spaces for relaxation
- Located in a quiet community in Watson
- Close proximity to local shops, schools, and transport

Key figures (approximate figures):

- Living area: 120m<sup>2</sup>
- Rates: \$1,766.82 per annum
- Land tax: \$2,119.86 per annum
- Body Corporate: \$4,596 per annum
- EER: 5.0

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.