

16/10 Federal Highway, Watson, ACT 2602



Sold Unit

Friday, 1 March 2024

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Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: Unit



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\$695,000

Situated in a boutique townhouse development, number 16 is located at the back of the development so it's away from all of the roads. And best of all, it offers a family friendly floor plan for young and old. With 3 x different floor plans in this development, number 16 is one of a few that has the main bedroom and ensuite downstairs, a great option for those that don't want to deal with stairs or who want a bit of separation and added privacy from the rest of the family. Attention live in owners – want early access prior to settlement and a guaranteed move in date? Well good news, we can make that happen. Your next chapter is calling your name & having a home sweet home to call your own is ready for you now. This townhouse makes living cool, calm & care-free and with vacant possession and early access on offer you could be unlocking your new front door sooner than you think. Attention investors – early access is also available to your property manager so tenants can view the unit and be pre signed prior to settlement. Like what you've heard? This is only the beginning! Take a peek and watch the video to see what this property has to offer. It's our 24/7 salesperson for you to get an excellent feel for the features and benefits of this apartment inside and out. It's the most informative property video you will watch during your property search, but don't just take our word for it. To receive a copy of the digital brochure containing an explanation of our friendly sales campaign, the contract and much more, just send us an email and we will shoot it straight through. What buyers will love:

- Situated at the back of the development away from roads
- Surprisingly private and peaceful
- Brand new carpets
- Freshly painted
- Light, bright and airy
- Facing directly north/west
- Great cross flow ventilation
- Vacant and ready for you now
- Early access available prior to settlement if you want to move in quickly
- Flexible settlement timeframes
- Situated amongst house proud neighbours
- Number 16 backs a small park area which is situated in the middle of the development
- No unapproved structures

Inside:

- 2 x spacious living areas
- Large kitchen with double pantry, stainless steel appliances including dishwasher, electric oven, gas cooktop plus a range hood
- The main bedroom with built in robes and ensuite is situated downstairs
- Upstairs has 2 more bedrooms, each with built in robes and reverse cycle air conditioning
- The main bathroom is upstairs too and features a shower, separate bath and tastic with fan/heat lamps, plus a separate toilet
- Ducted gas heating throughout
- 2 x reverse cycle air conditioning units (electric heating and cooling) in bedrooms 2 and 3
- Separate laundry with under stair storage (dryer and washing machine can also be included)
- Third toilet downstairs behind the laundry, great for guests
- Double linen cupboard
- NBN – FTTP
- Gas Hot water system

Outside:

- Double gates to the front courtyard for added privacy, includes a tap
- Single remote garage with internal access plus room at the rear for storage
- Room in the driveway for an extra vehicle
- Spacious rear courtyard, with paved area, tap, surrounded by garden beds and includes a clothesline
- A Colourbond fence along the driveway has been ordered and paid for (adjoining number 15) and will be installed in the near future
- The external walls are a mix of double brick and brick veneer
- Option to add solar panels like other neighbours have done

The KALOWNA' development includes:

- 10 x visitor car parks nearby
- Pets welcome (subject to body corporate notification & approval)
- Nearby to a wide range of cafes, restaurants, and amenity in both Watson and Dickson and the farmers markets
- Short walk to the light rail stop corner of Federal Highway and Flemington Road

Strata manager: LMM Solutions • Builder Milin Bros

The Numbers (approx.):

- Living area: 130m²
- Front courtyard: 45m²
- Rear courtyard: 40m²
- Garage: 18m²
- Total space: 233m²
- EER: 4.5 stars which can easily be made to 5 stars just by adding heavy drapes and pelmets
- General rates: \$2,433 p.a.
- Water & sewerage rates: \$704 p.a.
- Land tax (investors only): \$3,155 p.a.
- Strata levies: \$3,410 p.a.
- Total funds held by owner's corporation: \$172,120 as of 09/01/2024
- Age: 24 years. Built 2000
- 32 townhouses in total
- Units plan 1797
- Rental estimate- \$680/wk

To help buyers:

- We have a solicitor pre-allocated to provide a FREE contract review and section 17 to waiver cooling off if required
- Offers are confidential and not disclosed to other buyers
- A pre-approved 5% deposit is only required just prior to exchange of contracts via eft