

**19/30 Watson Street, Turner, ACT 2612**

LUTON

**Apartment For Sale**

Friday, 5 April 2024

19/30 Watson Street, Turner, ACT 2612

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



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## Auction

An irresistible opportunity to secure a residence that seamlessly blends the vibrancy of inner-city living with the serenity of nature's embrace. Welcome to 19/30 Watson Street, Turner. Situated amidst lush foliage overlooking Turner Parkland, this oversized and impeccably crafted two-bedroom apartment epitomises urban sophistication and is an absolute must-see. Nestled within the Avron complex, this residence offers unparalleled urban living. Its exterior facade boasts a uniquely sophisticated blend of raw red brick and charming balustrades, setting the tone for the tranquil haven within. Step inside to discover a spacious open-plan kitchen and living area, adorned with high-quality finishes and flooded with natural light from high set windows. The heart of the home lies in its elegant kitchen, featuring stone benchtops, stainless steel appliances, and ample space for culinary creations. Two well-sized balconies, facing east and west, provide seamless indoor-outdoor living and picturesque views of the surrounding greenery. The master bedroom, with its parkland views, boasts a spacious walk-through robe leading to a secluded ensuite, while the second bedroom overlooks lush gardens. Both rooms are adorned with shutters and high-quality carpet for added comfort. Additional features include a European-style laundry discreetly tucked away in the second bathroom, elegant custom-made window treatments, white plantation shutters throughout, and twin side-by-side car parks in the secure underground garage with added storage cage. Indulge in dining at the nearby RUC, leisurely walks through the Lonsdale Street precinct and Haig Park Sunday Markets, and easy access to the CBD, ANU, and the light rail, all within the serene embrace of Turner Parkland and Haig Park. Experience the best of both worlds.

**Features:** Located in the Avron Complex and highly sought after location. Located on the first floor with stair access. Living area: 102m<sup>2</sup> approx. Front Balcony: 13m<sup>2</sup> approx. Back Balcony: 9m<sup>2</sup> approx. Built: 2002 approx. 2 allocated car parks side by side in secure garage. Storage cage. Spacious Master bedroom with walk through robe and ensuite. Master bedroom faces park side. Over-sized Second bedroom with sliding mirror doors. 2 bathrooms. French doors opening to two spacious balconies. High quality window treatments and shutters throughout. Modern kitchen. High quality stainless steel modern appliances. Stone benchtop. Dishwasher. Wide plank flooring. Full height tiles in all the bathrooms. Quality carpets in bedrooms. Reverse cycle ducted heating and cooling. European laundry. Property Features: Construction: 2002 approx. EER: 5.5 Stars. Rates: \$ 669.00 per quarter approx. Strata fees breakdown- Admin fees: \$871.50 per quarter approx. Sinking fees: \$547.39 per quarter approx. Land tax: \$876.24 per quarter approx. Currently rented until 17.07.2024. Current rent: \$645 per week. Rental Appraisal: \$650 - \$700/Week. Location, location, location! ANU: 600m. Elourea Street Light Rail Station: 500m. RUC: 750m. CBD: 5 min drive. O'Connor Shops: 1km. Local favourites- Flatheats, IGA, The Duxton, Tu Do: 1 km. Lonsdale Street: 800m. Haig Park: 200m. Turner Parklands: 75m. The Turner Tennis court: 900m.