

**19/35 Tay Street, Watson, ACT 2602**



**Unit For Sale**

Friday, 17 November 2023

19/35 Tay Street, Watson, ACT 2602

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Andrew Grenfell  
0262572111



Tahlia Mailau  
0262572111

## Offers over \$480,000

Welcome to 'The Fair' which nestles at the base of Mt Majura and is renowned for its relaxed lifestyle and vibrant community. This unique opportunity offers you not only proximity to mountain bike and walking trails, abundant wildlife, and quick access to the city centre but also the myriad attractions of the Inner North. Despite its tranquil ambiance, you'll find yourself just minutes away from the city's hustle and bustle. This top-floor, 2-bedroom apartment is flooded with natural light, creating a welcoming atmosphere. The North-facing balcony and living spaces provide a perfect setting to start your day amidst the soothing sounds of nature and Australia's native birdlife. Boasting a spacious internal area of 69m<sup>2</sup> (excluding the balcony), the apartment facilitates easy and comfortable living, allowing ample space for both entertainment and relaxation. Quality finishes adorn this well-kept property, complemented by reverse cycle air conditioning for added comfort. The well-designed kitchen is equipped with stainless steel appliances, excellent storage, and countertop space, and seamlessly integrates with the living and dining area, creating an inviting open plan space for you and your guests to enjoy. This residence is tailored for comfortable living, featuring low-maintenance amenities conveniently at your disposal. Explore nearby local shops, Mount Majura nature reserve, public transport, schools, and the weekly Farmers Market at Epic. With swift access to Canberra's City centre, Dickson shopping centre, local universities, and sporting facilities, this property flawlessly combines convenience with tranquility. The possibilities are endless! Don't miss out on this spectacular opportunity to secure your entry into the wonderful world of Watson!

**Features:-** 2 generously sized bedrooms- built in storage to the main bedroom - north facing second bedroom - Open plan living- Reverse cycle air conditioning- Carpeted throughout - Kitchen with stainless steel appliances, plenty of storage and impressive breakfast bar- NBN connection- Instant gas hot water- Bathroom with integrated laundry, shower, vanity and toilet- Private balcony- Dedicated under cover car port - Storage room- Easy care low maintenance lifestyle- Easy access to the city and everything good the Inner North has to offer

**EER: 6 Star** Internal living: 69m<sup>2</sup> (approx.) Balcony: 8m<sup>2</sup> (approx.)