

24/30 Watson Street, Turner, ACT 2612

home by holly

Apartment For Sale

Thursday, 21 March 2024

24/30 Watson Street, Turner, ACT 2612

Bedrooms: 2

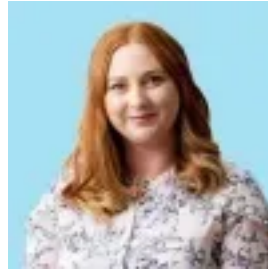
Bathrooms: 2

Parkings: 1

Type: Apartment



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Auction 12:00pm Saturday 6 April

Paths edged in striking blue stone meander past beautifully planted garden beds to this north-facing home, centrally located yet privately secluded within immaculately tended, landscaped gardens. Inside, greenery greets you through every window, the light-filled home enveloped in the immersive colours and textures of a thriving oasis. Entered via a side lane and leafy pathways, this gorgeous ground-floor unit is marvellously located on a wide avenue lined with age-old oaks, invisible from the street and only moments from Braddon nightlife, O'Connor Village and the buzzing central business district. There is also a convenient second entry from Macleay Street. Avron is protected from development by its position with significant heritage and parkland surrounds. Its own gardens are informed by the visual splendor of silver birch, Japanese maples, clipped topiary shrubs, pink flowering coreopsis and hydrangeas, and emerald-green lawns. The form has a handsome Mediterranean feel, with solid concrete columns rendered a light ecru brown. Natural stone edges garden beds, planted with green hedges and a mix of colourful yuccas, as steppers curve around the building, wrapping the home in nature. A grounding garden gate opens onto a large courtyard of paving and lawn, privatised by high garden walls and sheltering established trees. Within, it is all soothing whisper greys with crisp white detailing, complimenting the vivid greens captured by expansive windows. Warm timber floors stretch underfoot and there is a lovely ingress of natural light. The home is steeped in quietude, belying its central location. The whole vibe is one of effortless calm, as open plan living circles a contemporary galley-style kitchen, spilling to alfresco dining, allowing the garden to become an extension of the home and forging a wonderful connection with outdoors. Marble worktops meet banks of storage in soft eggshell white, providing a spot for everything in-keeping with the paired back, airy simplicity. A mirrored splash back reflects the natural light, while sleek stainless-steel appliances and induction cooking from Bosch add a beautiful and functional accent. A clever spatial arrangement places the master bedroom to the north and the second bedroom on the opposing side of the plan. Both light-filled bedrooms have built-in-robos for seamless storage, the master with ensuite and the second bedroom, nicely adjacent to a family bathroom. Both soothing bathrooms are finished in floor to ceiling tiling in crisp white, with sumptuous stone counters and marbled flooring. The second bathroom incorporates a neatly hidden European laundry. Catch up with friends, dining in your own private oasis, or stroll to the Braddon precinct, with its myriad of unique restaurants, bars, and boutique shopping experiences. Meander through leafy parklands to the RUC for drinks or barefoot bowls, or to the fabulous O'Connor shops with local faves including Flatheads, for fish and chips, and The Duxton for streetside eating and live music. The central locale places you within walking distance to the CBD and ANU, delivering a vibrant urban lifestyle, while ample green spaces, shared walking and bike paths, historic trees, proximity to reserve and lake, create a tranquil village experience. The home is also close to private and public schools, transport, including light rail, and the new metro city station, connecting you to the whole of Canberra.

features..beautiful two-bedroom apartment in coveted Turner. privately secluded at the north-east of the leafy Avron complex. light and airy with perfect north-eastern solar orientation. sunny alfresco dining and green gardens open plan living, dining and kitchen. modern galley style kitchen with marble benchtops, banks of storage and quality appliances from Bosch, including new induction cooktop and oven. master bedroom with views to the northern courtyard, built-in-robe and ensuite. second bedroom sequestered to the rear, with leafy outlook and built-in-robe. adjacent family bathroom. floating timber floors. new carpet to both bedrooms. Daikin RC air conditioning. European laundry. Crimsafe security door. Secure basement carpark plus storage. flanked by Haig Park and Turner Parkland. moments from the dynamic Braddon precinct and O'Connor Village Shops. handy to transport, including the light rail. whisper close to the ANU and the CBD

FINE DETAILS (all approximate): EER: 6.0 Built: 2002 Living size: 82 sqm Courtyard: 102 sqm Total: 184 sqm Rates: \$1,335 pa Land tax: \$1,535 pa (investors only) Admin: \$806.14 pq Sinking: \$506.34 pq Total: \$1,312.48 pq UV: \$194,250 (2023) Total number units in complex: 30 units Rental opinion: \$650 - \$690 p/wk