

# 26/20 Federal Highway, Watson, ACT 2602



## Apartment For Sale

Tuesday, 21 November 2023

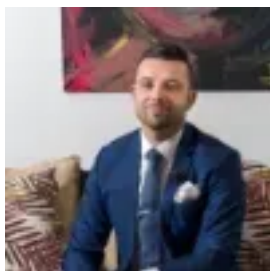
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**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Kostya Logvinov  
0261510102



Drew Spratt  
0413772370

## By Negotiation

+ Oversized top-floor apartment set in the private part of the complex.+ Abundance of natural light+ Open-plan living area+ Large, tiled balcony that has a courtyard outlook.+ Kitchen comes fully equipped with quality stone bench tops, good storage space, and quality stainless steel appliances including a Smeg oven and dishwasher.+ Master bedroom is large and features a built-in wardrobe and a spacious ensuite bathroom. The second bedroom is also a good size and features a built-in wardrobe.+ Main bathroom comes complete with floor-to-ceiling tiling and a spa bath. The European-style laundry is integrated into this space.+ Car accommodation is for two cars, side-by-side basement car parks plus there's a private lockable storage cupboard adjacent.+ The 'Starlight Apartments' is a conveniently located, well-kept building with delightful common grounds, an in-ground pool, and well-tended gardens.+ Reverse cycle AC to the living area. Watson enjoys a charming village feel with a strong sense of community. Majura Primary School and Watson shops featuring cafés, restaurants, and supermarkets are situated just moments away. With the backdrop of the Mount Majura Nature Reserve, bushwalking is a popular activity among locals. Within walking distance or a brief ride is access to the light rail for a short journey into Canberra's CBD.+ Internal living: 92m<sup>2</sup>+ Balcony: 13m<sup>2</sup>+ Total: 105m<sup>2</sup>+ Body corporate/strata: \$947.50 per quarter approx.+ Sinking fund: \$716.5 per quarter approx.+ General rates: \$440.00 per quarter approx+ Water \$186.77 per quarter approx+ Rental appraisal: \$460 to \$500 per week+ 750m to Farmers Market, 1.5km to Light Rail Station & 9km to Civic