

**42/20 Federal Highway, Watson, ACT 2602**



**Apartment For Sale**

Friday, 17 May 2024

42/20 Federal Highway, Watson, ACT 2602

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Harry McCormack  
0432280627

## **Auction 13/06/24**

Welcome to your sun-soaked sanctuary at 42/20 Federal Highway, Watson! Discover the epitome of modern living in this corner apartment boasting two spacious bedrooms, two bathrooms, and not one, but two convenient secure car spaces. This sun-drenched two-bedroom apartment occupies the first floor in the iconic Starlight development which is in close proximity to Watson shops and schools, Dickson and Braddon which is all a short tram ride away. Featuring a spacious living room, meals area and kitchen, this apartment offers plenty of space for entertaining guests or simply relaxing after a long day. The balcony provides a lovely outdoor space to enjoy your morning coffee or evening glass of wine. Natural light streams through the windows, creating a serene and inviting atmosphere. The position of the property ensures that every corner is bathed in sunlight, enhancing the ambiance and connecting the indoors with the beauty of the outdoors. This property is perfect for those who appreciate quality interior design and home decor. The furniture is tastefully chosen and complements the overall aesthetic of the apartment.

- End Apartment (only one neighbour)
- Direct sunlight all day and throughout all seasons
- Expansive open plan living, dining and kitchen
- Built-in wardrobes in both bedrooms
- Master bedroom with ensuite bathroom
- Storage unit
- Side by side parking spaces behind secure gate
- Only minutes walk away from Epic which is renowned for hosting great events and farmers market
- 1.5km to Light rail station
- 1.9km to Watson shops
- 6.7km to City Centre
- EER: 6
- Rates: \$1,760 pa (approx)
- Body corporate: \$1,740 pa (approx)
- Living area: 91m

Please Note: Whilst all care has been taken by Ray White Canberra to ensure accuracy in the preparation of the particulars herein, no warranty or representation, express or implied, as to the accuracy or completeness of the particulars provided is made or given by us and interested parties must therefore rely on their own enquiries. Liability for any error, omission, negligence or misrepresentation is hereby excluded.