

42/35 Tay Street, Watson, ACT 2602

VERV

Unit For Sale

Thursday, 16 May 2024

42/35 Tay Street, Watson, ACT 2602

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 66 m2

Type: Unit



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\$530,000 +

Welcomed to the market is this gorgeously located inner north unit positioned in one of Canberra's most sought-after suburbs of Watson, opposite the nature reserve. This stunning property has recently been renovated with timber flooring throughout. Number 42 is a gorgeous architectural designed unit offering two bedrooms and one designer bathroom with ample storage throughout. As you enter the heart of this home you are greeted with a gorgeous open plan living area custom joinery, study desk and additional custom joinery and cabinetry to the living space. The stunning kitchen offers 20mm laminate benchtops, tiled splash back and quality Fisher & Paykel appliances. The home offers two outdoor entertaining areas including an enclosed leafy front courtyard and generous rear outdoor entertaining courtyard with timber deck flowing off the master bedroom with north facing aspects where you can enjoy ample sunlight all-year-round whilst appreciating the low maintenance lifestyle. Located in an outstanding leafy suburb, this property is within a short walk to Watson Woodlands and a short drive to local shops, schools, and public transport. The Dickson shopping precinct is also within a short drive away. If you're a savvy investor or a first home buyer, then look no further than this immaculate and low maintenance property. Features Include:-
- Ground floor unit
- Opposite nature reserve - Low maintenance
- Open plan living
- Two large courtyards (front and rear)
- Roller blinds throughout
- Large storage room
- LED lights throughout
- European laundry with Fisher & Paykel dryer
- Two bedrooms both with built-in wardrobes
- Large designer bathroom with stunning inclusions
- Master bedroom flowing onto the rear courtyard with timber deck and north facing aspect's
- Electric wall heater to second bedroom
- Custom joinery and cabinetry installed throughout living area
- Custom joinery and study desk to dining/living area
- New blinds installed last year
- Fresh paint throughout last year
- Designer kitchen with 20mm laminate benchtop, tiled splash back with Fisher & Paykel gas cooktop, Fisher & Paykel Oven and Miele dishwasher
- Reverse cycle split system air-conditioning to living area
- Ample storage throughout
- Quiet complex
- Carport parking
EER: 6.0 stars
Year Built: 2013
Living: 66m² (approx.)
Front Courtyard: 20m² (approx.)
Rear Courtyard: 28m² (approx.)
Rates: \$467.00 per quarter (approx.)
Land Tax: \$581.12 per quarter (approx.) - only paid by investors
Body Corporate: \$748.39 per quarter (approx.)