

**6B/109 Knox Street, Watson, ACT 2602**



**Unit For Rent**

Wednesday, 20 March 2024

6B/109 Knox Street, Watson, ACT 2602

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 38 m2**

**Type: Unit**



Brittinee Smith

0420624754

**\$420 per week**

PLEASE CLICK 'BOOK INSPECTION' TO REGISTER & BE NOTIFIED OF UPCOMING INSPECTIONS

With its own private entry, sunny terrace and an abundance of natural light, this 1 bedroom ground floor unit has real flair and lots of appeal. Resting on a quiet, tree-lined street, directly across from parkland and a few steps from Watson shops, the modernist Nevada complex offers timeless solid architecture surrounded by mature gardens and lawned areas. The open plan living dining space is a bright welcoming space, with the L shaped kitchen bringing a retro vibe with unique burlled timber look cabinetry adding textural interest. The generous bedroom has a built-in robe running the length of the room and opens into its own bathroom complete with a bath for luxurious soaks. A covered allocated car space provides car accommodation, plus there is ample visitor parking within the complex. This location is superb - just a short stroll to local shops, cafes and bars, including the popular "Knox" restaurant which is the perfect hub for meeting friends and family. Jump on the bus, light rail or car and you'll be surprised what a quick and easy run it is to major facilities such as EPIC, the Dickson Shopping Precinct plus the heart of a Civic. Features of the property include: Ground floor one bedroom apartment One of only a few with its own private entrance and sunny terrace Open plan living area with plenty of natural light Bedroom can accommodate queen sized bed and includes built in robe Covered allocated car accommodation plus visitor parking Short walk to popular shops, cafes and restaurants Available: 22nd March 2024 PETS: Please be aware that at all stages of tenancy this property requires consent to be sought from the lessor for the keeping of any pets at the premises. Consent must be provided before any pets are at the premises VITAL INFORMATION: The property is unfurnished Please note you may be required to remove your shoes prior to inspecting the property If no Energy Rating is displayed for this property, EER is unknown The property has a valid exemption and is not required to comply with the minimum ceiling insulation standard WISH TO INSPECT: 1. Click on "BOOK INSPECTION" if this listing does not have the "BOOK INSPECTION" button please go to [raywhitecanberra.com.au](http://raywhitecanberra.com.au) website and register 2. Register to join an existing inspection, if no time is offered or if the time does not suit, please register and we will contact you once access is arranged 3. If you do not register, we cannot notify you of any time changes, cancellations or further inspection times RENT INFORMATION: 1. Rent is collected fortnightly unless otherwise nominated for a longer period 2. Bond required is equal to 4 weeks rent DISCLAIMER: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.