

**7/10 Irvine Street, Watson, ACT 2602**



**Unit For Sale**

Friday, 9 February 2024

7/10 Irvine Street, Watson, ACT 2602

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 30 m2**

**Type: Unit**



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## Offers Over \$295,000

In the heart of Watson, a cozy haven became a cherished 'first home' for a homeowner embarking on their first chapter, in their real estate journey. In 2017, an unbeatable opportunity arose in this charming suburb. Enthralled by its leafy streets and the promise of a vibrant community, the homeowner decided to make this place their own due to its convenient location – perfect for their daily commute and easy access to Canberra City and the highway for interstate travel. Their unit, nestled in a solid, double brick complex, offered a peaceful escape from the city's hustle and bustle. Across the road, Watson shops provided a convenient spot for a morning coffee at the Knox, a quick grocery run at Supabarn or delicious meals from the local Watson takeaway. Standing as the centrepiece of the kitchen, an inviting breakfast bar draws you in. Boasting electric Westinghouse appliances, the homeowners enjoyed the ease of creating comforting homemade meals and sharing precious moments with loved ones. Hardwood flooring underfoot, both practical and stylish, ensures an un-aging charm throughout the unit, leading the way through the open plan living space into the generously sized bedroom. Bathed in natural light, that streams through the large, double-glazed windows, the bedroom becomes a tranquil retreat. Recent renovations turned the bathroom into a modern oasis, a testament to the homeowner's dedication to making their home uniquely theirs. The addition of double-glazed windows brought in the outside beauty while maintaining a cozy interior, adorned with gorgeous white frames. Born in Watson, this suburb holds a special place in the homeowner's heart, and selling their cozy unit is more than just parting with a property; it's bidding farewell to a cherished chapter. However, life beckons with the promise of a growing family and a need for more space, prompting the decision to embark on a new adventure. More Details:- Located on first floor- Sizeable single bedroom unit- Front door ft. fall activated/lock/pin code- Open plan living, kitchen & dining- Kitchen ft. breakfast bar, 1.5 stainless-steel sink & electric Westinghouse appliances inc. built-in oven & cooktop- Laundry nook neatly tucked into kitchen ft. washing machine- Generous bedroom ft. built-in wardrobe & ceiling fan- Recently renovated fully-tiled bath/ensuite ft. shower-bath, wood-look feature tiles & black finishes- Hardwood flooring throughout- Reverse cycle heating & cooling- Large, double-glazed windows throughout- Single allocated, undercover car space- Additional on-site shared visitor parking- Large, shared backyard ft. established & maintained gardens & lawn- Located across the road from Watson shops inc. Supabarn, The Knox café & Watson takeaway- Within walking distance of local schools, playing fields & public transport inc. light rail stop- Short commute to EPIC Farmers Markets (held each Saturday morning)- Approx. 10 minute commute into Canberra CBD- Approx. Council Rates: \$557.91 per quarter- Approx. Strata Levies: \$581.52 per quarter- Approx. Sinking Admin Fund: \$149.03 per quarter- Approx. Rental Return: \$400 per week