

# 7/36 Watson Street, Turner, ACT 2612

## Apartment For Sale

Friday, 29 March 2024

7/36 Watson Street, Turner, ACT 2612

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Brett Hayman  
0411414624



Martin Faux  
0421593602

**\$480,000+**

Positioned on the first floor in the middle of the complex away from traffic noise, this lovely property will suit a quiet, professional single or couple who will appreciate the excellent CBD location with parking included. Beautifully set opposite parkland, just moments to shops, cafes, schools and popular city attractions, this spacious one bedroom apartment offers an excellent opportunity, in a coveted and central location. Cleverly designed to ensure comfort and space, offering a generous floorplan that encapsulates the outdoors and leafy outlook, this enviably located 1st floor apartment will suit astute investors and homeowners alike. Accommodation comprises one spacious bedroom serviced by a large bathroom. The open plan living area connects seamlessly to the well-equipped kitchen with granite benchtop. Other highlights include ample storage, and a generous balcony that overlooks Haig Park, boasting leafy outlook and nearby recreational options. You'll be further impressed by split-system air-conditioning, security intercom system, secure basement car accommodation and communal gardens. Offering an ideal combination of convenience, space and lifestyle, we encourage you to arrange an inspection without delay. Attributes: \*Spacious 64 m<sup>2</sup> living space \*8 m<sup>2</sup> balcony \*North facing \*Security intercom \*Excellent position opposite parkland \*Split system air-conditioning \*Space saving European laundry \*Electric cooktop \*Secure basement car park \*Generous bedroom \*Large bathroom \*Secure single car parking \*Allocated storage area Nearby: \*Canberra Centre \*O'Connor Shops \*Lake Burley Griffin \*Parliamentary Triangle \*Light Rail and Bus Stops \*Braddon Restaurant Precinct \*Turner School \*Lyneham High School \*Dickson College \*Merici College \*University of Canberra Australian \*Australian National University Statistics (all figures are approximate) Living space 64m<sup>2</sup> Balcony 8m<sup>2</sup> EER Rates: \$2,577 pa (approx.) Land Tax: \$3,527 pa (approx.) Strata levies: \$3,162 pa (approx.) Note: Land Tax only applicable if not your primary residence