

**7/62 Knox Street, Watson, ACT 2602**

home by holly

**Unit For Sale**

Friday, 19 April 2024

7/62 Knox Street, Watson, ACT 2602

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Jenny McReynolds  
0491850701



Cris O'Brien  
0409308038

**\$390,000+**

This happy two-bedroom apartment sits across from green fields and brims with vintage soul. Light filled rooms capture picturesque views, gifting a tranquil remove, moments from the happening Watson shops and embedded within an enticing inner north lifestyle. There is something soothing about the complex, with its peaked roof and symmetry of windows. A central path enclosed by green walls leads to the front door, with glass sidelights that paint the stairwell with sunlight. A private driveway ushers to a row of neat carports, with allocated parking for one. The home occupies the top floor and has been lovingly renovated in-keeping with its heritage. Hybrid floating timber floors stretch underfoot, and the walls have been freshly painted soft eggshell white. The spaces feel bigger than their humble footprint as large windows capture leafy treetops, big blue skies, at every turn. The north-eastern aspect blessing the home with a continuity of joyful natural light. The living and dining spaces are arranged in an open plan with a welcoming kitchen housed in one corner. A large window above the sink frames age-old trees currently in their golden autumnal turnings. Banks of white cabinetry with chrome handles meet black benchtops with a pop of aqua...the whole space imbued with a 60s pizzazz. There are sleek new appliances from Everdure in midnight black, providing a contemporary edge and an easy-living utility. Both bedrooms take-in long views across the playing fields and are the epitome of tranquil living. Built-in-robos gift a spot for everything, as large windows welcome the gentle sway of trees, warming sunbeams. The central bathroom has been finished in a combo of crisp white tiles and earthy browns. We love the feature mosaic tiling that usher in texture and colour, paying homage to the modernist leanings of the building. Watson is a vibrant, inner-north suburb with great community vibes, fabulous local shops, plenty of playgrounds and parks and surrounded by natural reserves. The home is across from Watson Neighbourhood Oval and is a few steps from Watson shops and primary school. Enjoy great coffee, fabulous pizza at The Knox, or dine out at the Filipino eatery, Lola and Lola. It is not far to Dickson shops, host to an array of international cuisines. Majura Nature Reserve is nearby, and the home is surrounded by green spaces, including Watson Micro Forest. It is not far to the dynamic Braddon precinct, much-loved Ainslie shops, ANU and the CBD. The home is also convenient to a mix of private and public schools, close to transport, including the light rail, linking you to the metro city station and the whole of Canberra. features..charming two-bedroom apartment in central Watson. a few steps from the much-loved Watson shops. across from playing fields. top-floor with elevated views. vintage boutique development in solid red brick. lovely front entryway, edged with mature hedges. light filled central stairwell with wrought iron balustrades. light and bright with large windows. nicely renovated with floating hybrid timber flooring and fresh paint. open plan kitchen, dining and living flooded with north-eastern light. renovated kitchen with loads of cabinetry and new appliances from Everdure. both bedrooms with parkland views and built-in-robos. renovated bathroom with feature mosaic tiling. RC split system air conditioner. ceiling fans to all rooms. dedicated carport. easy stroll to Watson Primary School. handy to transport, a variety of schools and the Farmer's Market at EPIC. close to parks, transport and schools including the ACU. easy drive to the Dickson and Braddon Precincts, CBD and ANU. EER: 0 Rates: \$2,407 pa (approx) Body corporate: \$2,860 pa (approx) Living: 50m<sup>2</sup>