

# 70 Ian Nicol Street, Watson, ACT 2602

**independent**  
PROPERTY GROUP

## Sold House

Tuesday, 22 August 2023

70 Ian Nicol Street, Watson, ACT 2602

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 202 m2**

**Type: House**

**\$675,000**

If you thought buying a house in the Inner North was out of reach, then this may be the opportunity you've been waiting for. New to the market is this charming 2-bedroom home in highly desirable Watson, where convenience meets cosy comfort. With a sunny north aspect in the courtyard, the house is bathed in natural sunlight that creates a warm and inviting atmosphere. The open-plan living room provides a versatile space for relaxation and entertainment, seamlessly transitioning into a reasonable size kitchen that is perfect for culinary adventures. This leads out to a generous sized courtyard designed for people who love outdoor space but don't want the hassle of large gardens. Seamless indoor to outdoor living is great for entertaining friends & family. The home has recently been updated with new paint, carpet, light fittings and is ready to move in. Conveniently located near the local Watson shops with a busy IGA, Canberra famous Filipino restaurant – Lolo & Lola, awesome café & other specialty shops. It is also in close proximity to the vibrant Dickson shopping centre, schools, sports facility centre, and only 10 minutes to the Canberra Centre. Don't miss seeing this exciting home. Features: • Freestanding home – small courtyard • Garage with internal access • Open-plan living with efficient kitchen design • Reverse cycle heating/cooling air conditioning • Generous size courtyard for outdoor living • Enclosed garage with an extra open car space in the front. • Kitchen Skylight • NBN connected Essentials: • EER: 5 • Living size: 78 sqm • Garage: 22 sqm • Block Size: 202 sqm • Rates: \$2,284 p.a approx. • Land tax: \$3,365 p.a approx. (Investors only) • Community title levies: \$1,277 p.a approx. • Rental estimate: \$500 - \$550 per week.