

71 Ian Nicol Street, Watson, ACT 2602



Sold House

Thursday, 21 December 2023

71 Ian Nicol Street, Watson, ACT 2602

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 207 m2

Type: House



Michael Wellsmore
0418265533

\$708,000

Do you want to live in the Inner North with all of the benefits that it has to offer but you are thinking "please god I do not want to live in a unit". Would you prefer a to have the location advantages but in a home on a separate title block and at a price you can afford? If you have been wondering whether you can have all this then, with apologies to President Obama - "YES YOU CAN". This beautiful 2-bedroom home ready to move into is nestled in a quiet loop street in the newer section of North Watson that was completed a little over 10 years or ago. So, the area feels very different as does property, but being in an established area it is of course close to all the needed amenities. This means that while it is an ideal entry point into the market for first home buyers, it is equally suitable for anyone downsizing and wanting an easy-care block, set in comfortable surroundings. A check of the map will show that it is close to the Majura nature reserve, with its walking tracks as well as the local Watson shops with its supermarket, coffee shops hairdresser, pharmacy etc. Really there isn't anything not to like about the area. And there are multiple local schools to choose from if that is a current or maybe a future need. Only a few minutes' drive away is the Dickson centre and Chinatown and little further afield is Civic the ANU with rest of Canberra readily accessible via Canberra's transportation network. It is a gem of a home that may just suit your needs, so make sure you call and book a private inspection or visit one of the open homes. I would more than happy to show you through. ASK ABOUT THE FINANCE PACKAGE FOR FIRST HOME BUYERS - 5% deposit is all you need. Features & Inclusions * Timber Floors to Living area * Carpets to Bedrooms * Separate reverse cycle air-conditioning to each bedroom * Separate reverse cycle air-conditioning to the living areas * Modern kitchen with stone benchtops * Dishwasher to Kitchen * Separate laundry with external access * Window Treatments to Living and Bedrooms * Private rear Courtyard * Single garage with internal access * Fibre to the premises (FTTP) connection Essential Facts House Size: 85 m2 Garage Size: 20 m2 Land Size: 207 m2 EER: 6.0 Annual Fees & Charges Community Title Fees: \$1,277 Rates: \$2,558 Land Tax: \$3,985 (If leased) Land Value: \$350,000 (2023) Disclaimer: All information contained herein is gathered from external sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries and satisfy themselves in all respects.