

**9/156 Knox Street, Watson, ACT 2602**



**Sold Apartment**

Friday, 3 November 2023

9/156 Knox Street, Watson, ACT 2602

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Tom Coates  
0410977121



Troy Reddick  
0407808717

**\$432,000**

This home is to be auctioned on November 23rd at 5:00pm - 14 Wales Street Belconnen, unless sold prior. From the moment you walk through your own private entry, you will become immersed in this charming 2 bedroom ground floor apartment. The home has been recently renovated throughout and is completely drenched in natural sunlight, making this one of the best value Inner North properties available today. First time buyers and professional couples will love the warm, inviting feel inside and out, and the low maintenance design means you can simply pull the door locked when business takes you elsewhere. Investors can expect healthy returns - approximately 6.5% gross and a strong history of low vacancy thanks to this enviable position. The location is superb - a short stroll to local shops, sees you enjoying the cafes and bars, including the popular "Knox" cafe which is the perfect hub for meeting friends and family. Jump on the bus, light rail or car and you'll be surprised what a quick and easy run it is to major facilities such as EPIC, the Dickson Shopping Precinct plus the heart of a Civic. Features:

- Ground floor recently renovated two bedroom apartment
- Northern aspect means an abundance of natural light
- Freshly updated kitchen features induction cooktop and dishwasher
- Double glazed windows & 6 star EER ensures year round comfort
- Reverse cycle air conditioning
- Private entrance front and rear
- Laundry nook created within the bathroom, or separate shared laundry available
- Both bedrooms can accommodate queen beds, and both include built in robes
- Covered allocated car accommodation
- Impeccable complex includes private garden area and lock up bike storage
- Short walk to popular shops, cafes and restaurants
- Rental potential \$500.00 approximately per week

EER: 6 Rates: \$2386.15 p.a Body Corp: \$3186.20 p.a