

133/395 Antill Street, Watson, ACT, 2602

independent
PROPERTY GROUP

Apartment For Sale

Thursday, 18 July 2024

133/395 Antill Street, Watson, ACT, 2602

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment



Paul Corazza

Top-floor two-storey gem: Sunlit leafy oasis with stunning Mount Majura views.

Welcome to a truly unique and serene living experience at 133/395 Antill Street, Watson. Perched on the top floor, this exceptional two-storey apartment offers a peaceful outlook into the trees and sweeping views towards Mount Majura, creating the feeling of living amongst the treetops. The design is unparalleled, featuring two separate, sizeable terraces perfect for entertaining or simply enjoying the tranquil surroundings.

This stunning residence is bathed in natural light, thanks to an abundance of large windows that flood the interior with sunlight throughout the day. The open-plan living areas are spacious and inviting, seamlessly blending indoor and outdoor living. Both terraces provide the ideal setting for morning coffee, evening meals, or gatherings with friends and family, all while enjoying the picturesque views and the soothing ambiance of the surrounding greenery.

Step into a culinary haven with the modern kitchen. This sleek and stylish space features stainless steel appliances and elegant stone benches, combining both form and function. The convenience of a dishwasher makes cleanup a breeze, while a strategically placed window floods the room with natural light, creating an inviting atmosphere for cooking and entertaining. Whether you're a seasoned chef or simply enjoy preparing meals, this kitchen is designed to inspire and elevate your culinary skills.

Experience the ultimate in versatile living with a large, sunny, and airy study room that boasts captivating views towards Black Mountain. This bright and welcoming space is perfect for working from home, providing a serene and inspiring environment that enhances productivity. Alternatively, it can be transformed into a delightful kids' playroom or an art studio, where creativity can flourish against the backdrop of stunning natural scenery. This room's adaptability and picturesque outlook make it an invaluable addition to your home, offering endless possibilities to suit your lifestyle needs.

Located close to arterial roads, this property offers easy access to the City and the convenience of the light rail, ensuring that commuting and travel are a breeze. For nature enthusiasts, the walking trails around Mount Majura are just moments away, offering endless opportunities for outdoor activities and exploration.

With its unique design, abundant natural light, and prime location, 133/395 Antill Street, Watson, offers an extraordinary lifestyle that combines modern living with the beauty of nature. Don't miss the chance to make this exceptional property your new home.

Summary of features:

- Elevated top-floor location with scenic views of Mount Majura
- Quiet and serene position ideal for well-being
- Versatile layout allowing for flexible living arrangements
- Separate study room with views towards Black Mountain
- Updated carpets and honeycomb blinds
- Contemporary style and high-quality finishes throughout the home
- Modern kitchen featuring designer finishes and a clean white colour scheme
- 20mm stone benchtops adding elegance and sophistication
- Innovative appliance package with dishwasher included
- Reverse cycle air-conditioning system ensuring year-round comfort in the living area
- Master suite with ensuite and balcony access
- Spacious separate laundry offering further storage space
- Expansive dinner-party sized balconies perfect for outdoor entertaining
- Bathroom with full-height tiling and a generously sized vanity
- Bedrooms equipped with windows capturing the natural surroundings
- Intercom access for convenient guest entry
- Two secure basement car spaces providing covered parking
- Storage space in basement

- Visitor car parking available within the complex
- Flexible settlement options catering to individual preferences

Located close to:

- Dickson shopping precinct
- Mount Majura (various walking trails)
- Watson shops (The Knox, takeaway and pharmacy)
- Majura Primary School and ovals
- Light rail

Key figures:

- Living area: 108m²
- Balconies: 33m²
- Strata levies: \$4,404 p.a.
- Rates: \$1,835 p.a.
- Land tax (investors only): \$2,281 p.a.
- Rental estimate: \$630-\$650 p.w.
- Year of construction: 2006
- EER: 5.5 stars