

**56/35 Tay Street, Watson, ACT, 2602**



**Apartment For Sale**

Thursday, 22 August 2024

56/35 Tay Street, Watson, ACT, 2602

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Treston Bamber  
0488488956

## Top-Floor Apartment with Mountain Views

Generous in size, bathed in natural light, and with uninterrupted views of Mount Majura Nature Reserve from the living area and balcony, this warm and welcoming apartment promises comfortable living in peaceful surrounds.

The generous layout comprises two bedrooms with built-in robes, giving you the flexibility to use one as an office space, a modern bathroom, and a light and bright open plan living area. Sliding doors open to the balcony with serene leafy views of Mount Majura. This is an ideal spot for relaxing with a drink as you watch the sunset over the bushland.

The modern kitchen has ample bench and storage space and is fully equipped with a gas cooktop, oven, and dishwasher. Additional features include reverse cycle air conditioning in the living area for all-year comfort, internal laundry, and ample storage space with a storage room next to the flat.

Nature lovers will love the proximity to parks, bush, and walking trails, ideal for weekend outdoor recreation. Local shops, schools, farmer's markets and medical are all within a five-minute drive, and if the vibrancy of city life calls, Braddon and the City are a short 15-minute drive away with easy access to major roads for smooth commuting.

This modern apartment is a fantastic entry into the property market or an investment with a proven track record to add to your portfolio. Contact the office for a viewing and secure your Watson address today.

Auction Details - This home will be auctioned in rooms at Ray White Canberra Auction House at 2/14 Wales Street Belconnen on Thursday 5th September 2024 at 5.00pm - Unless sold prior to.

### Features -

- Top-floor unit with views over Mount Majura
  - Comfortable & modern with lots of natural light
  - 2 bedrooms with built-in robes + 1 bathroom
  - Spacious open-plan living, dining, & kitchen
  - Private balcony with leafy mountain views
  - Good-sized kitchen, gas cooktop, dishwasher
  - Reverse cycle air-conditioning + laundry room
  - Single covered car space + storage room
  - Minutes to shops, medical, schools, markets
  - Close to nature reserves & walking trails
  - 15 mins to Braddon, the City, & the airport
  - Modern, light-filled apartment in leafy locale
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- Rates: approx \$494.25pq
  - Body Corp: approx \$316pq

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.