

C5/6 Irvine Street, Watson, ACT 2602

Apartment For Sale

Saturday, 17 February 2024

C5/6 Irvine Street, Watson, ACT 2602

Bathrooms: 1

Parkings: 1

Type: Apartment



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\$245,000

This affordable ground floor studio apartment is the ideal addition to any investment portfolio or as an excellent option for a live-in owner requiring an easily maintained residence in Canberra's Inner North. This appealing property features a newly renovated kitchen which has been cleverly designed to maximize this light and bright area. The kitchen also boasts new light fittings and gas cooking. Although compact, the sunny living area provides flexible living options to enjoy and features built-in storage and an elevated bed and built-in study desk with smart storage which can be included in the sale if desired. The bathroom also has plenty of natural light and features a bath with a rain shower head. Car accommodation is provided by an allocated carport. Situated within easy access to Watson and Dickson shopping centres, public transport and everything that the Inner North has to offer. Whether you are looking for your first investment property - or are seeking an addition to your existing investment portfolio - this affordable entry level property could be the ideal option for you. Alternatively, the property could well be the perfect opportunity for a full-time live-in owner or someone requiring an easy-care 'Canberra Pad' to use when visiting the area. Features Include:

- Renovated kitchen with gas cooking
- Light and bright studio apartment
- Ground floor location with a window flower box
- Carpeted living area
- Built-in storage
- Costs of gas and solar hot water are included in body corporate levies
- Security screen door
- Complex laundry and bike storage lockup
- Single allocated carport
- Located within easy access to Dickson and Watson shopping centres and public transport
- Strata: \$1,020.90 per quarter (approx)
- Rates: \$505.00 per quarter (approx)
- Land Tax: \$1,406.00 per quarter (approx) if not principal place of residence
- Rental estimate: \$340-\$350 per week
- Built: 1972
- EER: 1.5 Stars