

41/35 Tay St, Watson, ACT, 2602



Unit For Sale

Wednesday, 14 August 2024

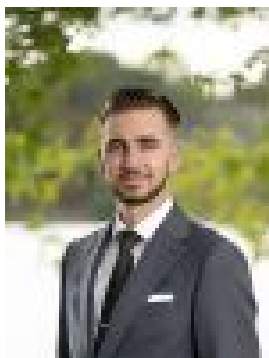
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Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Harry McCormack
0432280627

Charming Ground Floor Gem in Watson - Ideal for Young Couples, Investors, or Downsizers

Welcome to 41/35 Tay Street, a delightful ground-floor apartment that offers a perfect blend of comfort and convenience. This beautifully presented 2-bedroom, 1-bathroom residence is designed to cater to the needs of young couples, savvy investors, or those looking to downsize without compromising on quality.

The open-plan design of the living and dining area offers a bright and airy space, ideal for both relaxing at home and hosting gatherings with friends and family. The layout invites natural light and creates a welcoming atmosphere throughout. This apartment boasts two charming courtyards, each providing its own unique space for outdoor enjoyment. Whether you're interested in gardening, enjoying a morning coffee, or hosting a casual barbecue, these courtyards offer the perfect backdrop for all your outdoor activities.

Whether you're a young couple embarking on a new chapter, an investor seeking a promising opportunity, or someone looking to downsize in style, 41/35 Tay Street is a must-see.

Don't miss out on this fantastic chance to secure a beautifully presented home in a prime location.

- Ground floor apartment
 - Comfortable & modern with lots of natural light
 - Currently tenanted on a lease at \$480pw till Oct 2024
 - 2 bedrooms with built-in robes + 1 bathroom
 - Spacious open-plan living, dining, & kitchen
 - 2 Private courtyards
 - Good-sized kitchen, gas cooktop, dishwasher
 - Reverse cycle air-conditioning + laundry
 - 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 \$494.25pw
 - Body Corp: approx \$316pw
 - Land Tax: approx \$653.31 pw