

**57 Ian Nicol Street, Watson, ACT, 2602**



**House For Sale**

Thursday, 16 January 2025

57 Ian Nicol Street, Watson, ACT, 2602

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

## Rest or Invest!

### What you see:

A picture perfect, renovated 3 bedroom home. Just minutes from the city and adjacent Mount Majura reserve.

### What we see:

An easy lock up & leave Inner North lifestyle.

### See more:

- Single level residence, North facing
- Updated kitchen with ample storage & island bench
- Recently re painted throughout
- New flooring through out
- New appliances include electric stove and oven
- Open plan living and dining with neutral colour palette
- Modern bathroom with new tapware
- Split system reverse cycle air conditioning
- Block out sheer curtains
- Updated laundry with access to a small deck
- Single lock up garage with internal access
- Secure backyard with small garden shed
- Garden bed in backyard ready for planting
- Sliding doors open onto a paved seating area at the front of the home

Within a 5 minute walk to Clancy's Walking Track and Mount Majura

Within a 8 minute walk to Public transport

Within a 4 minute drive to Majura Primary School

Within a 4 minute drive to Watson local shops and cafes

Within a 7 minute drive to Dickson shops

Within a 10 minute drive to Braddon Dining Precinct

Within a 11 minute drive to Gungahlin Town Centre

Within a 11 minute drive to Canberra CBD

Living Total: 91m<sup>2</sup>

Block: 247m<sup>2</sup>

Garage: 20m<sup>2</sup>

Built: 2011

EER: 6.0

Rates: \$670 p.q (approx.)

Rental Range: \$620 - \$650 p.w

Land tax: \$1132 p.q (approx. only if rented)

Strata: \$676 bi-annually (approx.)

AUV: \$380,400 (2024)

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