



### 56 Ian Nicol Street, Watson FOR SALE



#### Welcome to 56 Ian Nicol Street - Your Perfect Home Oasis!

Nestled in a serene neighbourhood, this charming two-bedroom home epitomises easy living with comprehensive upgrades throughout:

- Modern Flooring: Enjoy new carpeting in the bedrooms and timber flooring in the living areas
- Climate Comfort: A new split system ensures year-round comfort
- Beautiful Landscaping: Newly landscaped front and back gardens enhance the home's curb appeal
- Freshly Painted: The entire townhouse has been freshly painted throughout
- Convenient Parking: Single lock-up garage with ample space for a second car in the driveway
- Spacious Bedrooms: Both bedrooms feature built-in robes, offering ample storage space
- Relaxing Bath/Shower Combo: Unwind in the comfortable bathroom with a bath/shower combination
- Separate Toilet: Added privacy and functionality with a separate toilet
- Laundry Ease: A dedicated laundry area located in the garage simplifies laundry days
- Rates \$576 p/q
- Land tax \$840 p/y

Ideally situated just a 15-minute drive from the bustling city centre and less than 10 minutes from the vibrant Dickson hub and local shops, this townhouse blends tranquillity with accessibility. Proximity to local schools and the esteemed Australian Catholic University makes it perfect for families and students alike.

#### Features

Solar Hot Water  
Built-In Robes  
Dishwasher  
1 Living Area  
NBN Available  
Courtyard  
Fully Fenced  
Air Conditioning  
Split System A/C



**Mark Higgs**

Principal – Mark Higgs Property

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**E:** mark.higgs@smileelite.com

Estimated Rent

\$630



Mark Higgs

Principal – Mark Higgs Property

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TOTAL 93 m<sup>2</sup>



Scale in metres. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable, however we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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