

**1 Hanson Place, Watson, ACT 2602**

home by holly

**Sold House**

Thursday, 10 August 2023

1 Hanson Place, Watson, ACT 2602

**Bedrooms: 3**

**Bathrooms: 1**

**Type: House**



Mark McReynolds

0491850701

**\$965,000**

#soldbymcreynolds #soldbycris \$965,000 Sited on a generous corner block of 795m<sup>2</sup> approx. in the RZ2 core area is this original three-bedroom home that is ripe for renovation, development or perhaps even a knock down re-build, the choice is yours. Located in the heart of Watson and within very close proximity of the buzzing Watson shopping centre, local schools and public transport. It really is a super convenient location in a suburb that continues to thrive and amongst a community that is friendly and vibrant, this is clearly evident as you wander through the suburb. The house itself features a living area, eat in kitchen, original bathroom and three bedrooms. Outdoors is blank canvas with several sheds to utilise, these offer great storage and a place to park the car. features..original three-bedroom home set in the heart of Watson .one current original owner of approx. 60 years.a blank canvas ripe for renovation, development or perhaps a knock down re-build.one of only a handful of homes in the street.set in the RZ2 core area on a 795m<sup>2</sup> approx. block.several sheds on the block – these are suitable for car accommodation, storage or even as a workshop.an easy walk to the thriving local shopping centre, watson general practice, day care centre, planned destination play space, great choice of schools, public transport, including the light rail, and the Australian Catholic University.take a walk to EPIC where the farmers' markets are held each Saturday morning.within an easy drive of the CBD, Universities and sporting facilitiesEER: 0Land size: 795m<sup>2</sup> approx.Living: 91m<sup>2</sup>Land Value: \$850,000Rates: \$4,129 approx. per annum