

11 Kilduff Street, Watson, ACT 2602



Sold House

Monday, 14 August 2023

11 Kilduff Street, Watson, ACT 2602

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Bree Prince
0261821802

\$1,285,000

What you see: Modern finishes complemented by a sophisticated low maintenance design. Northerly appointed, weekends will be spent strolling the farmers markets before brunch at the popular Knox Café in Watson. What we see: Lifestyle by design. See more: Constructed by locally owned Kresoja Building Group Flexible in design with two living areas Master bedroom complimented with a spacious built in robe and ensuite with a double basin Three generously sized bedrooms all with built in robes Quality kitchen with up to date finishes and fittings overlooking the living area onto the rear gardens Oversized stone island bench with waterfall edge Ample storage throughout the kitchen SMEG Dishwasher and gas cooktop Bosch Pyrolytic oven and laundry appliances Soft close cabinetry Ducted heating and cooling Full laundry with storage and external access Generous bathroom with frameless shower, bath and stone basin Motorised shutter blinds in both living areas, master bedroom and bedroom two Double glazed windows 5Kw Solar system Italian tiles throughout the home Seamless indoor outdoor flow with glass stacker doors leading from the living to the covered alfresco Beautifully manicured north facing rear garden Full irrigation system 2000L water tank Security system installed along with a KOCOM intercom system Crim safe doors and windows Double lock up garage with internal access Mount Majura Reserve is moments away, perfect for afternoon strolls Enjoy a Saturday morning stroll to the Watson shops and enjoy a coffee at the local favourite, The Knox Cafe Walking distance to numerous walking and riding trails Walking distance to Bus Terminal on Aspinall Street Within 5 minutes' drive to Exhibition Park Canberra Within 13 minutes' drive to Australian National University Within 14 minutes' drive to Canberra Airport Within 15 minutes' drive to University of Canberra Within 15 minutes' drive to Canberra City Total Living: 169m² Garage: 40m² Block size: 413m² Built: 2020 EER: 6.0 Rates: \$857 p.q Land Tax: \$1,396 p.q. (approx. applicable only when rented) Rental Appraisal Range: \$850 - \$870 p.w Disclaimer: The above figures are approximate only. The material and information contained within this marketing is for general information purposes only. HIVE Property does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.