

**11 Simpson Street, Watson, ACT 2602**



**Sold House**

Saturday, 25 November 2023

11 Simpson Street, Watson, ACT 2602

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 766 m2**

**Type: House**



Bree Currall  
0262959911



Chloe Lindbeck  
0262959911

**\$1,200,000**

This charming three-bedroom, one-bathroom home is nestled in Watson's finest locale, boasting character and a tranquil ambience. Renovated with care, this inviting abode invites you to move in and relish the comforts it offers. Positioned in a sought-after and amicable neighborhood, it seamlessly blends modern living with future possibilities. Set on a flat plot, this property backs onto a renowned Primary School, offering both convenience and peace of mind. With direct access through the back gate, your children enjoy a hassle-free commute to school. Year-round comfort awaits with gas ducted heating, reverse cycle air-conditioning, and a cozy wood fire in the lounge. The established native garden upfront not only enhances the home's charm but also provides a private sanctuary. This property offers more than just comfort—it boasts excellent prospects for expansion or redevelopment, enabling you to personalize the space according to your preferences. Enjoy the convenience of proximity to Watson shops and the renowned Knox cafe. Nature lovers will appreciate the nearby Mount Majura Reserve for outdoor activities and walks. Embrace gardening with the veggie patch and fruit trees, including apricots, plums, and lemons, adding natural beauty to the surroundings. This is a rare opportunity to own a home that seamlessly blends comfort with the potential for your personal touch.

\* Charming three-bedroom, one-bathroom home in Watson's finest locale\* Renovated with care, inviting you to move in and relish the comforts it offers\* Positioned in a sought-after and amicable neighborhood, blending modern living with future possibilities\* Set on a flat plot, backing onto a renowned Primary School for convenience and peace of mind\* Direct access through the back gate for a hassle-free school commute for children\* Year-round comfort with gas ducted heating, reverse cycle air-conditioning, and a cozy wood fire in the lounge\* Established native garden upfront enhances charm and provides a private sanctuary\* Excellent prospects for expansion or redevelopment, allowing personalisation of space\* Proximity to Watson shops and the renowned Knox cafe for added convenience\* Nearby Mount Majura Reserve for outdoor activities and walks for nature lovers\* Veggie patch and fruit trees, including apricot, plum, and lemon, adding natural beauty to the surroundings

Rates: \$1,092pq (approx.) Land Tax: \$1,986pq (approx.) UCV: \$847,000 (2023) Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.