

# 12/14 Federal Highway, Watson, ACT 2602

ARCHER

## Sold Townhouse

Monday, 14 August 2023

12/14 Federal Highway, Watson, ACT 2602

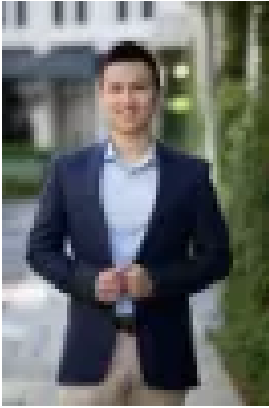
Bedrooms: 3

Bathrooms: 2

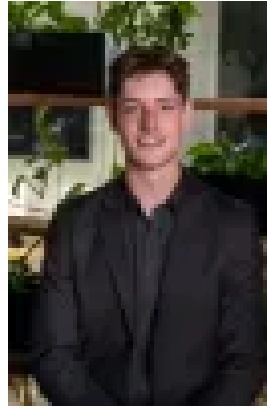
Parkings: 2

Area: 140 m2

Type: Townhouse



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**\$669,500**

Welcome to this charming three-bedroom townhouse located in the desirable "Bremen" complex, offering a convenient and vibrant lifestyle in the inner north. Nestled just a short stroll away from the popular Farmer's markets at EPIC and surrounded by the natural beauty of Mount Majura nature reserve, this location provides easy access to local shopping centers, schools, public transport, and the City Centre. Step inside and be greeted by the warm and inviting ambiance of the open plan lounge, kitchen, and dining area, flooded with natural light. This delightful space seamlessly connects to the two courtyards—an enclosed front courtyard and a tranquil back courtyard. The private rear courtyard offers the perfect retreat to unwind, entertain, or savor a quiet moment with your favorite beverage. Upstairs, you'll discover generously sized bedrooms, each featuring built-in wardrobes to maximize storage space. The master bedroom boasts the convenience of its own ensuite, while the second main bathroom serves the remaining two bedrooms, ensuring comfort and ease for all residents. Currently tenanted with excellent tenants with \$600/week until March 29th, 2024, this townhouse presents a fantastic opportunity for young families and downsizers seeking their next home. Don't miss out on this exciting chance to secure your spot in this sought-after location. Contact us today for more information and to arrange an appointment.

**FEATURES**• Easy to maintain courtyard and backyard• Stainless-steel appliances• Open plan dining and living room• Reverse-cycle air conditioning • Ducted Gas heating• Downstairs powder room• Under stair storage• Single garage with automatic roller door and internal access• Additional park to the front of the garage• Great public transport options near bus and tram stops

**Particulars (all approx.)**living: 120m<sup>2</sup> + 20 m<sup>2</sup> garage  
Year Built: 2000  
Strata: \$533/quarter  
Rates: \$549/quarter  
Current Rent: \$600/week  
EER: 3.0

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