

**14 Mary Kitson Street, Watson, ACT 2602**

LUTON

**House For Sale**

Friday, 8 March 2024

14 Mary Kitson Street, Watson, ACT 2602

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 453 m2**

**Type: House**



Aniko and Peter Carey  
0261763466

## Auction

The superb location, near great amenities like Watson shops, Farmers' Market, Majura primary school and light rail, is only a short walk to nature trails and wildlife on Mt. Majura! The peaceful, attractive street, only steps from a park with a playground, is the setting for this well presented four bedroom ensuite home. Neat hedging screens the sunny front garden, and the covered entrance opens to a wide, welcoming entry. The home offers separate living areas and four generous bedrooms, including the master with ensuite, segregated at the front of the home. A quiet study nook is adjacent to the entry. High ceilings with downlighting and a decorative stepped cornice feature through all living areas, and quality neutral carpet extends through formal living, bedrooms and study. The spacious kitchen overlooks the light filled casual living area and features a stone island bench with breakfast bar, a gas cooktop, stainless steel oven, dishwasher and a pantry. Ducted reverse cycle air conditioning ensures comfort throughout. Casual living flows onto paved rear entertaining space, where you can relax with friends and family, overlooking the low maintenance garden and enjoying the peace of the location. Enjoying a sunny north-east aspect from the front of the home and a glimpse of Mt. Majura, the large master bedroom offers a walk-in robe and ensuite. The family room leads to the secondary bedroom wing, where all the spacious bedrooms have built-in robes. The main bathroom features a bath, shower and a separate w/c. Storage throughout the home is plentiful, including in the laundry and both bathrooms. There is internal access to the double garage with auto panel lift door and access to the rear garden. Enjoy the short walk to Watson shops for coffee, fresh bread and pastries, Farmers' Market, Majura primary, and grazing kangaroos on Mt. Majura nature reserve. A light rail stop is within walking distance for a smooth trip into Dickson and the City centre!

Features? Well presented home in a quiet location close to Mt. Majura, shops, school and light rail stop, and only steps to a park with a playground? Neat hedging screens the sunny front garden, featuring summer hydrangeas? Formal and casual living areas, and four spacious bedrooms including segregated master? High ceilings with downlighting and a decorative stepped cornice feature through all living areas? Quality neutral carpet extends through formal living, bedrooms and study? Spacious kitchen overlooks the large, light filled casual living area and features a stone island bench with breakfast bar, Smeg gas cooktop and dishwasher, Chef oven and a pantry? Casual living flows onto a paved entertaining space, overlooking the safely enclosed garden? Quiet study nook located in hallway? Generous master bedroom, segregated at the front, offers a walk-in robe and ensuite? Family room leads to three spacious secondary bedrooms, all featuring built-in robes? Main bathroom offers a bath, shower and a separate w/c? Lots of storage in the laundry and in both bathrooms? Instantaneous gas hot water? Ducted reverse cycle air conditioning? Security system? Ducted vacuum? Internal access to double garage with panel lift door and a door to rear garden? Water tank and two raised veggie beds? Short walk to Watson shops, Majura primary, Farmers' Market, Mt. Majura nature trails? Walking distance to a light rail stop for rapid trip into Dickson hub and City centre

Rates - \$3,704,000 UV - \$724,000