

# 14 Watterson Place, Gilmore, ACT 2905



## Sold House

Friday, 20 October 2023

14 Watterson Place, Gilmore, ACT 2905

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 683 m2**

**Type: House**



Lisa Silberberg  
0416227666

**\$717,000**

Spanning over a single level and nestled on a 683m<sup>2</sup> block in a whisper quite cul-de-sac, is this 3-bedroom brick veneer home with an extensive four car garage with additional workshop/storeroom space. Perfect for young families, downsizers or investors, this home is a gentle walk to local shopping, quality schooling and public transport. Car enthusiasts, and those with a serious hobby, will be drawn to the massive secure garage that is conveniently positioned from the entry to the driveway. Once inside the home you are spoiled with separate living areas including a lounge room, family room and dining space. Earthy natural colour tones flow throughout and provide the perfect foundation to add your own splashes of colour. The home is heated and cooled year-round with a ducted heating and cooling. The family's chef will be inspired by the kitchen, which is abundant in under bench cabinets and drawers, electric cooking appliances and built in pantry. The extensive breakfast bar provides the perfect foundation for a day of baking or an opportunity to oversee the childrens' homework as the evening meals come together. The master bedroom includes built-in robes and all three are generous in size. Additional storage is supplied by the linen cupboard in the hallway and large internal laundry. As you move through the home and enter the backyard you are welcomed by a large covered outdoor entertaining area and BBQ area making the home a brilliant destination for gatherings with family and friends. With easy access to main arterial roads, schools, shops and public transport 14 Watterson Place, Gilmore, is sure to impress and deliver upon inspection. We invite you to take a look at this property at our open home or arrange a private inspection. Simply reach out to Lisa Silberberg on 0416 227 666 to make a time.

The Perks:

- 3 large bedrooms with built-in robes
- Two living rooms + dining room
- Linen press and laundry
- 4 car garage + workshop and storeroom
- Covered outdoor entertaining area
- Quality window furnishings and venetian blinds
- Ducted reverse cycle heating and cooling
- Full pantry and large breakfast bar
- Electric freestanding oven + dishwasher
- Low maintenance block
- Close to quality schooling and shops
- Easy access to main arterial roads
- Flat low maintenance lot

The Numbers:

- House 107m<sup>2</sup>
- Rates \$2951 per annum approx
- Land Tax \$4915 (if rented) per annum approx
- EER 1.5

Explaining the private treaty process:

- To ensure a fair & equitable process, all offers are confidential. This gives our buyers peace of mind that we will not disclose an offer to another buyer in an attempt to force that buyer's intent. For guidance on when offers close and how best to submit an offer, please contact the agent directly.