

# 17/14 Federal Highway, Watson, ACT 2602

home by holly

## Sold Apartment

Friday, 1 September 2023

17/14 Federal Highway, Watson, ACT 2602

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Jenny McReynolds  
0491850701



Cris O'Brien  
0409308038

**\$685,000**

#soldbymcreynolds #soldbycris \$685,000 Unique position on the end and the bonus of an extra car space! This delightful three-bedroom ensuite townhouse positioned on the end is undoubtedly located in one of the best positions within the Bremen complex, with the bonus of an extra designated car space (this is quite unique) being a real drawcard. In excellent condition throughout this lovely residence set over two levels is ready to move into and enjoy, you will be delighted by what you see. The home features a private entry and the delightful perfume of a Daphne bush to savour as you step inside. Upon entering you will be immediately impressed with the expansive living/dining area and the wonderful sense of space that it exudes. This area flows directly through to the modern kitchen and meals/family area, this space is bathed in abundant light and has direct access to the outdoors. Also on this level is a separate powder room and the laundry, from here you have internal access into the excellent single garage. This space has been carpeted and converted into a great rumpus area/teenager's retreat. It would also be ideal for those wanting another area to enjoy some quiet space or perhaps to set up an office and work from home, (can be easily converted back and utilised as a garage if desired). As you move upstairs you will appreciate the three very generous sized bedrooms, all with built-in robes, with the master having the luxury of an ensuite. This level also features the main bathroom, with the luxury of a bath making it convenient for the little ones or bigger ones. Ducted gas heating and evaporative cooling ensures you are in absolute comfort all year round. Outdoors is a real treat with a delightful large private leafy courtyard and an extra undercover Alfresco area providing you with the ideal setting to enjoy dining outside or simply relaxing and taking in the pleasant surrounds. This space is also perfect for the kids and pets with plenty of space to run around. Walk or ride on the fabulous trails of Mount Majura Nature Reserve with many tracks to explore. The thriving local shopping centre, a great choice of schools, the Australian Catholic University, parkland, the farmer's markets, EPIC and public transport including the light rail are also within very close proximity. Come and be part of the fabulous Bremen community and enjoy being a local in this wonderful suburb.

features..spacious three-bedroom ensuite townhouse set in the 'Bremen' complex.fabulous position on the end.extra designated car space (on the title).set over two levels .120m2 approx. of internal space to enjoy.warm and inviting from the moment you enter.expansive living and dining area.terrific kitchen with gas cooking, dishwasher and excellent storage.meals/family area joining the kitchen.main bathroom and ensuite to the main bedroom.powder room downstairs.ducted gas heating and evaporative cooling.built-in robes to all the generous sized bedrooms.striking plantation shutters upstairs.energy efficient down lights.nbn connected.tv antenna.single lock up garage with internal access and remote control door – currently converted into a rumpus room/teenager's retreat (can be easily converted back).delightful large leafy courtyard and covered alfresco area (larger than average).walk to the thriving local shopping centre and public transport including the light rail.easy access to a great choice of schools.close to Epic where the Farmers markets are held each Saturday morning.within an easy drive of the CBD, Universities and sporting facilities.easy care low maintenance lifestyle choice.ideal for the first home owner, downsizer or investorEER: 4.5Living: 120m2 approx.Land Rates: \$2,021.40 (approx.)Body Corporate: \$2,442.40 pa (Approx.)