

# 19 Flos Greig Street, Watson, ACT 2602

home by holly

## House For Sale

Wednesday, 24 April 2024

19 Flos Greig Street, Watson, ACT 2602

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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**\$1,295,000+**

Fabulous flowing floorplan – perfect for family interaction! An interconnected social layout, a sequestered master suite and a hushed wing with three additional bedrooms form this much loved home. This expansive family residence set on a generous block is the epitome of suburban splendour, as multiple living spaces spill to a northern oasis. Light filled, airy and generous, the home has been lovingly tended and rests within immaculate landscaped gardens. The classic blonde brick form, with pitched roof, rises from pretty gardens. A magnificent Manchurian pear tree shelters and shades, as neatly clipped topiary shrubs and mature hedges coalesce with a stand of roses. A textured pebblecrete driveway, ushers to double garage with the convenience of internal access. An ornate iron enclosure gifts a sheltered antechamber or mudroom, providing the perfect spot to kick off your shoes before entry. A large foyer welcomes, as stunning marbled ceramic flooring stretches underfoot. Light bounces off the fresh white walls, and generous social spaces unfold, drawing you inevitably toward the sunny northern garden. The white-on-white kitchen sits perfectly central, ideally placed for open dialogue with multiple living spaces. The floating island fostering relaxed communion with a gorgeous light filled, family hub, that embraces indoor-outdoor living. We love the notes of grey in the stone worktops and the large walk-in-pantry tucked away to one side, so any mess can be hidden neatly behind closed doors. There is a lovely sunny dining nook in-the-round, with floor-to-ceiling windows gifting a curve of light. This elegant space opens onto a generous living room that captures breezes and sunshine. Adjacent and embracing the kitchen there is a second family room, bathed in natural light, and perfect for relaxed family connectivity. A triplet of glazing, including a central bay window, frames the hues and textures of the front garden within the master suite/parents retreat. This beautiful big room has a serene ethos, with a walk-in-robe to keep the clutter at bay. There is a nicely appointed ensuite bathroom, finished in a combo of crisp whites and warming neutrals. The opposing side of the home houses three bedrooms, all connected by a slender hall with sliding door that can be closed for privacy. Each room has a built-in-robe for seamless storage and leafy garden views. Say goodbye to door pounding, the three-way bathroom a dream solution when all the kids need to use the space at the same time. There is a relaxing bathtub and large vanity with loads of storage. The private rear garden is a tranquil easy-care haven, as neat paving is edged by a tapestry of mature flowering trees and plants. It is easy to imagine whole summers spent beneath the gazebo, enjoying the shelter and shade, relaxing amidst the natural tranquillity, sharing precious time with family and friends. Flos Greig is a quiet leafy street, where mature trees meet in shady archways across the footpaths. There is the long view through the avenue of trees, to the beckoning woodlands beyond. Surrounded by parks and green spaces, including Billabong Pond and only moments from reserve, the home is nestled within a tranquil haven. This wonderful locale also places you within easy reach of all the enticing offerings of the inner north, moments from the Dickson and Braddon precincts, whisper close to the local shops and the charm of these centres, whilst also being only minutes from the CBD. The home is an easy walk to Exhibition Park, host to the famous Farmer's Market and only minutes from the Dickson and Braddon precincts, and the CBD. A brand new, inclusive play space and recreational park is forthcoming, and the home is also convenient to a mix of private and public schools, close to transport, including the light rail, linking you to the metro city station and the whole of Canberra. features..stunning four-bedroom ensuite home on a quiet street in coveted Watson. fabulous 579m2 approx. block. surrounded by parkland and moments from reserve. lovingly cared for. sheltered and privatised by immaculate landscaped gardens. arranged in an open plan style – perfect for families. light filled with a northern flow to garden. generous living combined dining with open kitchen and family room. combo of easy-care ceramic flooring and soft carpet. modern kitchen with banks of storage, floating island, walk-in-pantry, stone benchtops, glass splashback, Asko dishwasher, Kleenmaid wall oven, rangehood and gas hob. large master bedroom/parents retreat with walk-in-robe and ensuite. three additional bedrooms with built-in-ropes. three way family bathroom with bathtub. large internal laundry with direct garden access. double glazing throughout most of the home. evaporative cooling. ducted gas heating. instant hot water with additional under-sink hot water in the kitchen. combo of plantation shutters and curtains. dual Roman and translucent blinds to master suite. linen cupboard. beautifully planted and paved rear garden brimming with camelias and rhododendrons. shady gazebo for alfresco living. double garage with internal access. walking distance to Mount Majura Reserve and handy to the vibrant Watson shops. easy drive to the wonderful Dickson and Braddon precinct, ANU and the CBD. close to EPIC and the fresh food markets, schools, the Australian Catholic University and transport including the light rail EER: 5.5 Rates: \$4,068 approx. per annum Land value: \$804,000 Land Size: 579m2 approx. Internal living: 183m2 approx.