

20/14 Federal Highway, Watson, ACT 2602

home by holly

Townhouse For Sale

Thursday, 9 November 2023

20/14 Federal Highway, Watson, ACT 2602

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: Townhouse



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\$655,000

This delightful, three-bedroom ensuite townhouse, unfolds across two levels and is awash with natural light opening to courtyards at both the front and rear. A clever spatial arrangement gifts a private master wing on the ground floor and there are multiple social arenas for connection and repose. Airy and light with an emphasis on outdoor living, the home has a lovely Mediterranean feel while a neutral palette and light timber floors create a lovely warmth and calm. Buttery yellow rendered walls, distinctive brick trimmed arches, terracotta roof and rustic timber gates are reminiscent of a Mediterranean villa. A private driveway ushers to the garage that provides you with internal access. High courtyard walls privatise and enclose as a mature leafy tree casts its shade within the front courtyard garden. This tranquil pocket, sheltered and welcoming, is a lovely spot for a morning coffee. The front combined living and dining area is characterised by space and light. A large picture window frames leafy views to the courtyard. This is a flexible arena, easily accommodating a large table, deep comfy lounges, and ideal for both cheerful social gatherings and quiet family togetherness. The adjoining kitchen in light pastel yellow with sweeping soft grey worktops is awash in natural light and takes in views of the rear courtyard. With ample storage, including a large pantry and sleek stainless-steel appliances, this is a hard-working and warm family hub. Extending to accommodate a large meals area and with easy flow to outdoors, this open kitchen arena is designed with everyday family life in mind. It is easy to imagine, lively mealtimes with free flowing chatter as you drift out to the sun-soaked alfresco dining. We love the clay coloured pavers arranged in neat diamond patterns, the lush green plantings and natural timber fences. The master wing is nicely sequestered downstairs with two additional family bedrooms occupying the second level, so the kids can sleep while you entertain into the night. A wall of built-in robes takes care of storage within the light filled master, and there is an ensuite bathroom. The upstairs bedrooms capture elevated views to treetops and sky and both have the luxury of built-in robes for seamless storage. The family bathroom is also on this level which is ideal for the kids and guests. Other features include an internal laundry downstairs, separate powder room with a reverse cycle heating and cooling system plus ducted gas heating keeping you in comfort all year round. Watson is a vibrant, inner-north suburb with great community vibes, fabulous local shops, plenty of playgrounds and parks and is surrounded by natural reserves. Enjoy great coffee, fabulous pizza at The Knox, or dine out at the Filipino eatery, Lola and Lola. The home is a nice stroll to Exhibition Park, host to the famous Farmer's Market. Majura Nature Reserve is nearby, and the home is just a stone's throw from the Dickson and Braddon precincts, ANU and the CBD. The home is also convenient to a mix of private and public schools, very close to transport, including the light rail, linking you to the metro city station and the whole of Canberra. features.. lovely three-bedroom ensuite townhouse in sought-after Watson. tucked away in an excellent location within the complex. set over two levels. gated, private front courtyard garden. generous combined living and dining. open kitchen and sunny meals flowing to rear courtyard and paved alfresco dining. kitchen with banks of storage including full-height pantry and stainless-steel appliances. downstairs master bedroom with ensuite, and courtyard views. two additional bedrooms upstairs both with built-in robes. family bathroom with a tub. internal laundry. downstairs powder room. timber floors. reverse cycle heating and cooling plus ducted gas heating. single garage with internal access. visitor parking and play area opposite. walk to the local pond, off-leash dog area and Mount Majura. walking distance to EPIC and the fresh food markets. handy to local parks and Watson shops. moments from the bustling Dickson and Braddon precincts. very close to transport, including the light rail, whisking you straight to the CBDEER: 4 Rates: \$1,749 approx. per annum Body Corporate: \$2,555 approx. per annum The information contained in this advertisement is derived from sources we deem reliable. However; we cannot provide any guarantees or warranties regarding the information supplied. Buyers are encouraged to conduct and rely exclusively on their own enquiries.