

# 20/45 Negus Crescent, Watson, ACT 2602

**independent**  
PROPERTY GROUP

## Townhouse For Sale

Monday, 6 November 2023

20/45 Negus Crescent, Watson, ACT 2602

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 123 m2**

**Type: Townhouse**



Karen Brill

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## Offers over \$950,000

Welcome to your dream home! This exquisite 2-storey townhouse is a perfect blend of style, functionality, and comfort. Enjoy the spaciousness of these three well-appointed bedrooms, perfect for a growing family or those in need of extra space. The generous main bedroom features a luxury ensuite for your convenience and privacy all surely impress with sleek fixtures and a clean, contemporary design. For the Canberra weather only the best reverse cycle ducted heating and cooling so stay comfortable year-round with the advanced reverse cycle ducted heating and cooling system, ensuring the perfect temperature in every season. The heart of this home is the gourmet kitchen, a chef's dream come true. It offers a sleek, open-plan design, high-end appliances, and loads of storage space, making it the perfect place to prepare and enjoy delicious meals, great for entertaining. Making this such a great place to relax and entertain in your private courtyard which has been transformed into a tranquil oasis that's perfect for outdoor dining, gardening, or simply unwinding in the fresh air. Looking for extra parking with a spacious large double garage and a Carport? Then this is for you as your convenience is a priority with an extra-large double lock-up garage and an additional 7.3 metre carport. You'll have plenty of space to store your vehicles and belongings securely. This townhouse is all about convenience, style, and modern living. Boasting a nature reserve as a backyard, residents can enjoy the network of walking and cycle paths on offer. Appreciate all the chatter of birds while wandering up Mount Majura for magnificent views across Canberra. Don't miss the opportunity to make this stunning townhouse your own. Contact me today to arrange a viewing and see firsthand the luxury and comfort it has to offer. This is your chance to elevate your lifestyle. Features\* Double Glazing\* Gas cooktop\* Electric oven\* Smeg Dishwasher\* Ducted heating and cooling\* 3rd toilet off the laundry\* Separate carpark under carport\* Open plan living / dining / Kitchen\* Open Pantry \* Galley kitchen Essentials- \* Rates \$2,628 PA approx\* Strata \$2,820 PA approx\* Land tax (investors only) \$3,268 Approx