

**20 Dowling Street, Watson, ACT 2602**

**House For Sale**

Wednesday, 27 March 2024

**McIntyre**  
PROPERTY

20 Dowling Street, Watson, ACT 2602

**Bedrooms: 3**

**Bathrooms: 1**

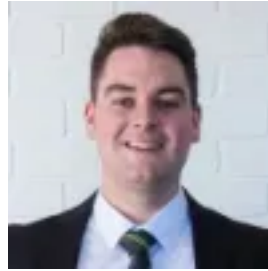
**Parkings: 1**

**Area: 1033 m2**

**Type: House**



Colin McIntyre  
0262949393



Kieran Jackson  
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**\$1,050,000+**

Unleash your creativity and seize the opportunity of a lifetime with this remarkable property! McIntyre Property are proud to present 20 Dowling Street, Watson. Nestled on an expansive 1033 sqm block, this home beckons for a visionary owner to revitalize it to its former grandeur or embark on a brand-new journey. Steeped in history and tender care, this residence boasts original charm and offers a canvas ripe for transformation. With a generous formal lounge, a cozy eat-in kitchen, and three spacious bedrooms, envision the perfect blend of modernity and tradition within these walls. Parking is a breeze with a sizable single garage and ample off-street space, ensuring convenience for you and your guests. Situated in a prime location, enjoy proximity to a plethora of schools, seamless access to shopping amenities, and seamless public transport connections. Don't miss out on this unparalleled opportunity to sculpt your dream home in an unbeatable locale. Whether it's restoration or innovation, make your mark on this canvas of potential. Arrange your viewing today and let your imagination soar! Features Include: • Huge potential • Large formal lounge room • Good sized eat-in kitchen • Three bedrooms • Large single garage + lockable multipurpose room • off-street parking • Excellent location with ample transport options • Close to Mt Majura walking trails

**Outgoings & Property Information:** Living size: 71.7 sqm Block size: 1033 sqm UCV: \$924,000 Rates: \$4,210 per annum Land tax (if rented): \$7,128 per annum EER: 0.0

**Disclaimer:** Whilst we take all due care in gathering details regarding our properties either for sale or lease, we accept no responsibility for any inaccuracies herein. All parties/applicants should rely on their own research to confirm any information provided.