

**20 Shewcroft Street, Watson, ACT 2602**



**Sold House**

Tuesday, 15 August 2023

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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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**\$1,276,000**

This beautifully presented home is being sold for the 1st time since new and has been vacated and staged to now be available to its new owner immediately. The single level floorplan makes it easily accessible for all family members and ensures there is no wasted space. Clever design features offer separated living spaces and the main bedroom segregated from the other 3 bedrooms to allow more privacy. The luxurious kitchen offers all Bosch stainless steel appliances and 40mm thick granite bench tops plus a large walk in pantry and is positioned to overlook the open plan dining and family room which in turn opens out to the alfresco entertaining area so the family can have a closer interaction for mealtimes. Side access to the enclosed rear yard means guests could even join the weekend BBQ without going through the house for further convenience. With a very high level of inclusions and no outstanding maintenance items, this 3 year old home is just turn key and ready for your enjoyment, this is the new lifestyle you deserve. Homes with these features in 'New Watson' are quite tightly held and with pre-auction offers welcomed, we suggest prioritising a viewing to avoid missing out. Make sure to watch our detailed, uncut, walk through video prior to your inspection (and after), it's our 24/7 salesperson for you to get an excellent feel for the features and benefits of this home inside and out. It's the most informative property video you will watch during your property search, but don't just take our word for it... To get a copy of the digital brochure containing an explanation of our friendly sales campaign and the full contract, please send us an email from any of the web portals and note your full name and mobile number and it will be automatically sent to you.

**Features Overview:** Freestanding, fully single level, separate title property. Backs a kids playground/park so no property can be built to the rear of this home. Modern, 3-year-old property with all the conveniences. Direct North aspect to side of home. Close to the soon-to-be-built Watson Urban Village which will include restaurants, bars, shops, live music venues and office space. Very close to Mt Majura nature reserve with walking and biking trails all the way to Mt Ainslie. Vacant possession with early access prior to settlement available if you need to move in quickly. Flexible settlement options available if you have another property you want, or need, to sell, or to give more time to secure financing.

**The numbers (approx):** Living area: 152m<sup>2</sup> Garage size: 36m<sup>2</sup> Alfresco entertaining area: 16m<sup>2</sup> Block size: 392m<sup>2</sup> Energy rating of 5.5 stars (out of 6 stars) Age of home: 3 years (built 2020) General Rates: \$3,125 p.a. Water & sewerage rates: \$704 p.a. Land tax (investors only): \$5,298 p.a. Conservative rental estimate (unfurnished): \$850/wk

**Inside:** Ducted reverse cycle air conditioning LED downlighting throughout Generous, modern kitchen with 40mm thick stone benchtop, Bosch appliances include under bench stainless-steel dishwasher, built-in microwave, 900mm 5-burner gas cooktop, externally ducted rangehood, electric under bench oven, also a walk-in pantry, double bowl stainless steel sink, large fridge cavity, pendant lighting Open plan dining and family rooms with tiled flooring, roller and pull across blinds and full length windows, opens out through a sliding door to entertaining area Separate family room with carpets and a tiled passage separated via cavity sliding door from the family room and dual roller blinds Main bedroom is segregated from the other 3 bedrooms and has 3 full length windows with dual roller blinds looking into the front yard Walk-in robe has adjustable shelving and hanging space Ensuite with oversized shower, custom vanity with stone top, toilet, full height tiling, external ventilation and 4 IXL tactile heat lamps Bedrooms 2, 3 and 4 all have 2-door sliding, built in robes and dual roller blinds and are carpeted Main bathroom with bath, separate shower, custom vanity with stone top, full height tiling, 4 IXL tactile heat lamps and external ventilation Toilet located next door in its own room with external ventilation Linen cupboard for further storage Laundry has tub, storage cupboards, stone benchtop, dryer and sliding door access to outside where clothesline is located Double garage has remote controlled entry and internal access to the house NBN connection for high-speed internet (FTTP) Crimsafe, steel secure mesh front door

**Outside:** Alfresco entertaining area off family room with LED downlighting and external powerpoint Rainwater tank with a pump that can be connected to be used in the laundry and toilets Rinnai, infinity, instantaneous and continuous gas hot water system Colorbond fencing on all 3 sides Grassed rear yard with border of shrubs Inground watering system Side access to right of home so guests don't need to go through the house Set well back off the road for privacy Front yard has a garden bed with stone retaining wall and a patch of grass Room in the driveway for another 4 vehicles off the road

**Construction info:** Concrete slab flooring Brick veneer external walls with R2.0 insulation and reflective foil Timber truss roof framing with R4.0 insulation and reflective foil Concrete tile roofing Colorbond fascia's and gutters Aluminium window frames and single glazed windows

To help buyers, we offer the following as part of our Friendly Auction System: Written buyer price guides, which are updated throughout the campaign A digital brochure with everything to consider a purchase, including the full contract (request this via email from any of the web portals) We refer a solicitor who can review the contract prior to auction for FREE Same

solicitor can provide a FREE Section 17 Certificate to waive your cooling off if you want to submit a pre-auction offer  
Personalised bidding strategy meeting with the auctioneer prior to auction to establish bidding tactics