

22 Phippard Court, Watson, ACT 2602



Sold House

Friday, 6 October 2023

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Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House



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This captivating four-bedroom residence embraces versatility, skilfully catering to your family's ever-evolving needs. Owner occupied, this turnkey home has nothing left to be done but what truly sets it apart is its exceptional flexibility across multiple levels. It caters to each family member's unique needs, boasting two separate living areas, the main bedroom segregated from the other 3 bedrooms to allow more privacy, a dedicated study space, and a multi-purpose fourth bedroom (currently serving as a rumpus area) with its own bathroom on the lower level. At the heart of this abode lies a chef's dream—a spacious upgraded kitchen adorned with high-quality appliances and elegant finishes. It also features coveted extras like a walk-in pantry with additional storage options, stone benchtops, island bench, 900mm gas cooktop, 900mm oven, and soft-close cabinetry. This area seamlessly overlooks the open-plan space for easy interaction with family and friends and offers a direct view to the rear yard. Stepping outside, through stacking glass sliding doors, the alfresco area effortlessly extends your living space, creating the perfect setting for hosting gatherings, leisurely morning coffee sessions, or simply basking in the fresh air. This 3 year old home is being sold for the 1st time since new and such homes in 'New Watson' are tightly held. 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 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 (no shared walls), separate title property
- Split level design offering 4 separate levels in total
- Modern, 3-year-old property with extra high level of inclusions throughout
- Double glazed windows and doors throughout
- 18 panel solar system on roof
- Close to the soon-to-be-built Watson Urban Village which will include restaurants, bars, shops, live music venues and office space
- Directly across the road from Mt Majura nature reserve
- Vacant possession
- 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: 170m² (excluding stairs and void)
- Garage size: 37m²
- Alfresco entertaining area: 11m²
- Block size: 299m²
- Energy rating: 6 stars (out of 6 stars)
- Age of home: 3 years (built December 2020)
- General Rates: \$2,756 p.a.
- Water & sewerage rates: \$704 p.a.
- Land tax (investors only): \$4,455 p.a.
- Conservative rental estimate (unfurnished): \$800/wk

Inside:

- Ducted and zoned reverse cycle air conditioning
- LED downlighting throughout
- NBN connection for high-speed internet (FTTP)
- Alarm system
- High quality window treatments throughout
- Video intercom for guests
- Modern kitchen with stone benchtop, SMEG appliances include 900mm 5-burner gas cooktop and 900mm electric oven, externally ducted rangehood, integrated dishwasher lots of storage cupboards, soft close draws, large fridge cavity
- Walk-in pantry behind cavity sliding door has sink, shelving, microwave shelf, storage cupboards, and stone benchtops
- Open plan dining and family rooms with timber-look tiled flooring, pull across blinds
- Carpeted upstairs family room off main bedroom
- Main bedroom is segregated from the other 3 bedrooms and does not share any walls with other bedrooms, it has a ceiling fan, elevated outlook over the suburb to the West, walk-in robe with adjustable shelving and hanging space plus an ensuite with oversized shower, custom vanity with stone top and 2 bowls, toilet, full height tiling, external ventilation
- 4th bedroom downstairs has had robes removed to serve as a multipurpose space and has access to a full bathroom with shower, custom vanity with mirror over and toilet
- Bedrooms 2 and 3 on the top level are both oversized and have 2 sliding door mirrored robes and views to Mt Majura
- Main bathroom upstairs services bedrooms 2 and 3 and has large shower, vanity and the toilet is located next door in its own room
- Linen cupboard opposite study
- Study area is in its own space on the top level
- Laundry has tub, stone benchtop with space for washing machine and dryer under and access to outside
- Double garage has remote controlled entry and internal access to the house

Outside:

- Tiled alfresco entertaining area off family room with LED downlighting, ceiling fan, gas bayonet and external power point
- Rainwater tank that can be connected to be used in the laundry and toilets
- Rinnai, infinity, instantaneous and continuous gas hot water system
- Colorbond fencing
- Astro turf in rear yard (no grass to mow, weed, fertilise) very kid and pet friendly, small patch of grass in front yard
- Clothesline attached to South wall of home
- Side access to left and right side of the home so guests don't need to go through the house when coming to visit, also rear access gate in yard to access Mt Majura reserve
- Room in the driveway for another 4 vehicles off the road

To help buyers, we offer the following:

- A digital brochure with everything to consider a purchase, including the full contract
- We refer a solicitor who can review the contract for FREE
- Same solicitor can provide a FREE Section 17 Certificate