

**23 Andrews Street, Watson, ACT 2602**



**Sold House**

Thursday, 10 August 2023

23 Andrews Street, Watson, ACT 2602

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 3**

**Type: House**



Bree Prince  
0261821802

**\$1,667,000**

What you see: Sophistication, functionality & charm all wrapped up into a clever renovation with livability at its heart. Think laid back afternoons spent with family, friends and neighbours while the kids play in the street. What we see: The best of old Watson. See more: Fully renovated throughout Stunning kitchen with walk in pantry and ample storage Island benchtop overlooking living and dining and rear garden Siemens 600mm pyrolytic oven Siemens induction cooktop plus gas burner Miele dishwasher Fisher and Paykel integrated fridge Oliveri inline water filtration system Open plan living and dining Master bedroom complimented with built in robe and ensuite All bedrooms generous in size with built in robes Flexible floorplan Converted garage perfect to use as a studio, additional living area, gym, rumpus room or home office Solar panels Glass stacker doors creating seamless indoor outdoor flow Ducted gas heating throughout with zoning and split system heating and cooling systems in the living room and converted garage Double glazed windows throughout Front and rear elevated deck for entertaining all year around Fully automated garden irrigation system Fully established gardens surrounding the home Tandem undercover carport Walking distance from the local favourites The Knox Cafe and Lolo and Lola restaurant Minutes away from Siam Twist for thai and Third Space in Hackett for pizza, an open fire and a glass of wine Within 15 minutes' walk to Mount Majura Nature Reserve Within 5 minutes' drive to Exhibition Park Canberra Within 18 minutes' walk to Phillip Avenue Light rail Stop Within 10 minutes' drive to Canberra City Centre Within 12 minutes' drive to Australian National University Within 14 minutes' drive to University of Canberra Within 18 minutes' drive to Canberra Airport Total Living: 175m<sup>2</sup> Garage/room: 49m<sup>2</sup> Carport: 41m<sup>2</sup> Block size: 666 m<sup>2</sup> Built: 1966 EER: 3.5 Rates: \$987 p.q Land Tax: \$1,822 p.q. (approx. applicable only when rented) Rental Appraisal Range: \$1,300 - \$1,400 p.w Disclaimer: The above figures are approximate only. The material and information contained within this marketing is for general information purposes only. HIVE Property does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries