

**233 Antill Street, Watson, ACT 2602**

home by holly

**House For Sale**

Friday, 29 September 2023

233 Antill Street, Watson, ACT 2602

**Bedrooms: 3**

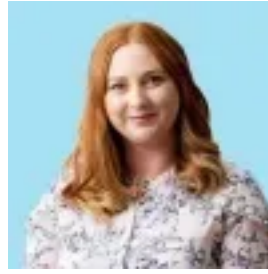
**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Holly Komorowski  
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Tenille Paul  
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**\$1,100,000**

Exquisitely and tastefully refurbished, the antill.home awaits your arrival! Contemporary enhancements have added a touch of modernity and functionality, ensuring enduring usability. This home seamlessly connects its beautiful spaces, allowing for practical living. At every turn, expansive picture windows frame the natural surroundings, providing ample space to enjoy your new home both indoors and outdoors. Whether it's year-round alfresco entertainment or basking in the sun-drenched, secure backyard, there's something for everyone – family, friends, and pets included! Perfectly situated in the tree-lined heart of Inner North Canberra, antill.home offers convenient access to sought-after amenities, schools, and colleges. Its flat block with well-maintained lawns and sheltering trees, along with ample pedestrian and car access, including a spacious carport and garage, showcases an appealing soft grey exterior palette with white-framed large windows. The welcoming living area boasts gas heating and air conditioning, creating a cozy focal point for gatherings. Large double-glazed windows with electric shutters overlook the garden, allowing northern daylight to flow through. The adjacent dining area takes full advantage of the front garden's tranquil setting. The kitchen, serving as a bright family hub, is equipped with generous stone bench space, ample storage, stainless-steel appliances, and a soft neutral color scheme, blending elegance with practicality. It effortlessly connects to the rear outdoor entertaining area. The private sleeping quarters include three inviting bedrooms, a flexible study or fourth living area, and two beautifully updated bathrooms. Both the ensuite and family bathroom feature marble countertops and frameless glass, adding a touch of luxury. The master bedroom opens to the covered rear pergola, while the adjoining fourth bedroom offers versatility as a home office, parental retreat, or nursery. All rooms share a soothing neutral color scheme, complemented by soft carpets underfoot. A modern, newly renovated laundry area seamlessly connects to a sunny mudroom, bridging the gap between the indoors and outdoors. The garden features a blend of covered and open paving, making it perfect for entertaining and family relaxation. Watson, a vibrant inner-north suburb, offers a strong sense of community, local shops, playgrounds, parks, and natural reserves. The home is conveniently located near a mix of private and public schools, close to the light rail, providing easy access to the city and the rest of Canberra. You'll find yourself between Watson and Dickson Shops, with a variety of cafes, restaurants, supermarkets, and pharmacies at your doorstep. The Majura Nature Reserve is nearby, and the home is a stone's throw from the Braddon precinct, Ainslie shops, ANU, and the CBD. Key features of this property include: .spacious and elegantly renovated three-bedroom plus study home in the sought-after Inner North. located on a charming tree-lined street in the desirable suburb of Watson, known for its rapid urban growth and inner-north lifestyle. beautifully landscaped gardens with well-established shady trees. sun-drenched living area with gas heating, air conditioning, and ceiling fan. formal dining area with a large picture window offering verdant garden views. large kitchen with a meals area that leads to a covered front veranda. ample kitchen storage, stainless steel appliances, and internal laundry with abundant storage. newly renovated modern powder room adjacent to the laundry. large master bedroom with access to a covered pergola and garden. stunning ensuite bathroom with soft grey tiling, marble countertops, and twin countertop basins. modern, newly renovated family bathroom. second bedroom overlooking the front veranda, third bedroom with a built-in robe. fourth bedroom/study/nursery with a built-in robe, conveniently adjacent to the master bedroom, ideal for a home office, parental retreat, or nursery. combination of timber floors and plush carpeting. spacious undercover pergola and open paving for alfresco dining. soft lawns in both the front and rear gardens. secure color bond fencing. two garden sheds. double carport and single garage. easy walk to the vibrant Dickson precinct and local parklands. close proximity to Watson and Ainslie shops, the bustling Braddon precinct, and various transport options, including the light rail for easy access to the CBD. FINE DETAILS (all approximate): Land size: 679 m<sup>2</sup> EER: 0.5 Zoning: RZ1 Build year: 1962 Last renovated: 2021 Build extension: 2008 Rates: \$3,697.23 pa Land tax: \$6,529.64 pa (investors only) UV: \$695,000 (2023) Currently tenanted on a fixed term lease until 6 March 2024 Tenant currently paying \$840 p/wk The information contained in this advertisement is derived from sources we deem reliable. However; we cannot provide any guarantees or warranties regarding the information supplied. Buyers are encouraged to conduct and rely exclusively on their own enquiries.