

25A Negus Crescent, Watson, ACT 2602

LUTON

Sold Townhouse

Monday, 14 August 2023

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Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Townhouse



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Contact agent

This stunning two-bedroom townhouse located in one of Canberra's most central and tree-lined suburbs, Watson. This modern and stylish home offers the perfect combination of comfort and convenience, with everything you need right at your doorstep. As you step into this beautiful townhouse, you are greeted with an inviting courtyard that leads to an open-plan and light-filled lounge and dining space with a wraparound kitchen. The timber floors and downlights make this space feel bright and airy, perfect for relaxing or entertaining guests. Upstairs, you will find the master bedroom with walk-in wardrobe, and ensuite. The second bedroom is serviced by the oversized main bathroom, providing plenty of space for family or guests. This executive townhouse is in near-new condition throughout, with quality SMEG appliances such as a gas cooktop, dishwasher, and oven in the kitchen. The lounge and kitchen area feature floating wood flooring, adding a touch of elegance to the space. There is also a European laundry, making laundry day a breeze. Located in a prime position in the Nørrebro precinct with striking architecture, scenic parks and lively central forecourt - you have the village feel just a short stroll from your door. For those who rely on public transport, this home is in an excellent location with easy access to main transport, bus routes and light rail stops. The nearby Watson Woodland and Walking & mountain bike trails of Mount Majura make it an ideal location for those who love to explore. Overall, this stunning two-bedroom executive townhouse is perfect for those seeking a modern and convenient lifestyle in one of Canberra's most desirable suburbs. Don't miss out on this opportunity - arrange a viewing today!

Property Features:

- Contemporary near brand-new townhouse
- 2 spacious bedrooms
- 2 bathrooms with mirrored cabinets for ample storage space
- 2 secure car spaces
- Open plan layout for living room and dining space
- Floating wooden floors downstairs
- Stone benchtops
- SMEG appliances with gas cooking
- Ducted reverse cycle air-conditioning
- Under stair storage
- European style laundry
- Ample cabinetry for storage
- Fenced off front courtyard
- Tenanted til August 2023
- Within 3 minutes drive to Watson Shops
- Within 3 minutes drive to Majura Primary School
- Within 5 minutes drive to Light Rail stop on Philip Ave
- Within 11 minutes drive to Canberra Centre

Property Details:

- Lower Level: 69m²
- Upper Level: 58m²
- Total: 127m²
- Courtyard: 32m²
- EER: 6.0 Stars
- UV: \$169,200 (2022)
- Land rates: \$1,639 p.a. (approx.)
- Land tax (for investors): \$2,072 p.a. (approx.)
- Body Corp: \$2,181 pa (approx)