

**27 Shewcroft Street, Watson, ACT 2602**



**Sold House**

Friday, 23 February 2024

27 Shewcroft Street, Watson, ACT 2602

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Anthony Weston  
0439282508



Katrice Velnaar  
0411449071

**\$1,530,000**

What you see: A bespoke family home that exudes quality. What we see: A home built with intention to impress. See more: A bespoke master craftsmen four bedroom family home. Commanding street presence. Contemporary finishes. Master suite located upstairs with spacious walk in robe and breath taking ensuite. Private sitting area/study nook flows off the master suite. Three spacious bedrooms with built in robes and TV points. Family bathroom boasting freestanding handcrafted stone bath tub, concrete basins, floor to ceiling tiles and luxurious inclusions. Beautiful open plan living and dining spaces leading to alfresco. High ceilings and polished concrete with in-slab heating. Main living area with gas fireplace and study nook. Designer gourmet kitchen with stone benchtops and Bosch appliances featuring dishwasher, gas stove, oven, undermount Franke sink and prolific storage. Central feature spotted gum staircase and feature walls. Seamless flow from indoor to outdoor entertaining spaces. Double glazed windows throughout. Climate control zoning to each space. Double garage with electric door and internal access. 2000 litre water tank. Established gardens. 250m walk to bus stop. Built by local craftsmen using local materials. Set at the foothills of Mt Majura. Watson has a great community vibe. With fabulous local shops, plenty of playgrounds and parks and is surrounded by natural reserves. Close to Dickson shops, host to an array of international cuisines. Take a stroll up to the off-leash dog area or a walk on the ever popular Mount Majura. Close to great schools and minutes access to the light rail. This Inner North location is sought after and convenient. Living size: 203m<sup>2</sup>. Garage size: 39m<sup>2</sup>. Block: 447m<sup>2</sup>. Built: 2020. EER: 5.0. Rates: \$891 per quarter. Land Tax: \$1,559 per quarter (only applicable if rented). Rental Estimate: \$1,450 – \$1,550 p.w. Disclaimer: Please note the property will not be marked under offer and inspections will not cease until the exchange of contracts has taken place. 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.