

3 Phillip Avenue, Watson, ACT 2602

LUTON

Sold House

Wednesday, 13 September 2023

3 Phillip Avenue, Watson, ACT 2602

Bedrooms: 3

Bathrooms: 3

Parkings: 2

Area: 1503 m2

Type: House



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Contact agent

Located on an extraordinarily large Inner North holding of 1503m². The land itself is a level block, with no easements or significant trees; offering ease for extending, an additional dwelling, knockdown- rebuild or land banking for potential future redevelopment. Within metres of the Phillip Avenue Light Rail Station which gives very convenient access to Canberra City and Gungahlin centres. Close to excellent schools and the vibrant Watson shops. A conventional home in good condition and ready to move into or rent out. Accommodation includes three bedrooms, two bathrooms and open-plan living area with updated kitchen. Fantastic additional infrastructure includes a double garage, workshop and studio with kitchenette and bathroom facilities. This extremely rare property presents a unique opportunity for the astute buyer in an area undergoing redevelopment. Features: *Located at Canberra's Gateway *An area undergoing extensive redevelopment and anticipated future changes*1503m² Level block with no easements or significant trees*Very close to Phillip Ave Light Rail Station*Privately hedged property *Solid brick three-bedroom house *LED lights *Open-plan living with timber floors *Ducted reverse cycle heating and cooling *Large kitchen with stainless steel appliances including dishwasher, oven, gas cooktop and range hood and walk-in pantry *Two bathrooms *Laundry with sink and storage *Mudd room with sink and storage *Front deck *Side entertainment terrace *2000 Litre water tank *Secure fenced garden *Double garage *Workshop *Studio with kitchenette and bathroom facilities EER: 1.5Land Rates:\$4368 approx Land Size: 1503m² approx UCV: \$927,000 (2023)