

**31/14 Federal Highway, Watson, ACT 2602**



**Townhouse For Sale**

Friday, 3 November 2023

31/14 Federal Highway, Watson, ACT 2602

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 120 m2**

**Type: Townhouse**



Treston Bamber

0488488956

**\$645,000+**

Tucked away in a quiet, friendly complex, this well-presented townhouse will appeal to first home buyers, young families, or investors looking for peaceful, low-maintenance living close to parks, nature reserves, and essential services. The two-storey townhouse comprises a spacious living area, a combined kitchen and family area, and separate laundry and rare 3rd guest toilet downstairs, while upstairs are three good-sized bedrooms with built-in robes, a full family bathroom with separate bath and shower, and an ensuite to the main. Good ventilation, lots of natural light, timber flooring, new paint, and new carpets make this home comfortable and welcoming. A host of features add to the functionality, including a lock-up garage with automatic door, internal access and storage, a second car space, ducted gas heating, new gas hot water, gas cooktop and Miele dishwasher in the kitchen, fast NBN FTTP, Philips Hue Smart lights, antenna ports in the bedrooms and living room, ethernet data points in the second bedroom and living room and a ceiling fan in the bedroom. Sliding doors extend the living space to the sunny, low-maintenance courtyard with a paved entertaining area and neat, established gardens that provide a leafy outlook. This is a great space for entertaining and relaxing. With minimal upkeep and proximity to parks and nature reserves, you'll be set to enjoy every moment of your weekends. Nestled at the foot of Mt. Majura, this property is close to established bush walking paths, nature reserves, parks and playgrounds and will appeal to nature lovers and families alike. Watson shops and restaurants, Dickson shops, health clinic, library, and a selection of quality schools are nearby for your everyday convenience, as well as the thriving weekend farmer's markets at EPIC, just five minutes' walk away. Plus it's only a short light rail trip to the city or Gungahlin. If you're looking for modern, easy-care living in the popular inner-north locale, just moments from the farmer's markets and nature reserves and 7km from the city centre, then this is an opportunity you won't want to miss. Call today for inspection times.

Features -

- Well-presented townhouse in quiet, friendly complex
- Just moments from nature reserves and walking trails
- 3 bedrooms with BIR + 2 bathrooms + 3rd guest toilet
- Large living area + combined kitchen and family area
- Well-equipped kitchen, gas cooktop, Miele dishwasher
- Sliding doors opening to the sunny, landscaped courtyard
- SLUG with automatic door + storage + laundry room
- Ducted gas heating + ceiling fan + new gas hot water
- Fast NBN FTTP + smart lights
- Pet-friendly, well-cared-for common gardens, play spaces
- Close to shops, schools, farmer's markets, restaurants
- Close to playgrounds, nature reserves, walking paths
- Close to public transport; easy access to airport and Sydney
- Easy care living in peaceful locale just 7km from city centre
- Rates: approx \$550 pq
- Body corp: approx \$605 pq