

# 36 Mary Kitson Street, Watson, ACT 2602

STONE

## House For Sale

Saturday, 4 May 2024

36 Mary Kitson Street, Watson, ACT 2602

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 457 m2

Type: House



Hugo Mendez

0421349916

**\$1,250,000+**

Discover the perfect family retreat at 36 Mary Kitson Street, Watson. This single-level haven boasts a prime location, nestled near Watson Woodlands and within reach of Fitzroy Pavilion. Step inside to find a sanctuary of comfort and convenience. The main bedroom offers luxury with its walk-in robe and ensuite, while three additional bedrooms feature built-in robes. A formal front living room welcomes guests, while a spacious family room seamlessly blends dining and living areas. The kitchen is a chef's dream, equipped with ample bench and cupboard space, dishwasher, a gas cooktop, and an electric oven. Entertaining is a breeze with a covered outdoor space overlooking the grassed backyard, ideal for pets and children. A double garage and large driveway ensure ample parking. Enjoy year-round comfort with ducted gas heating and three reverse-cycle heating and cooling systems. Experience a lifestyle of ease and proximity to Majura Primary School and Dickson College. Don't miss out on this incredible opportunity. Immaculate, four-bedroom family home in prime location. Formal living room. Separate family and dining room off the kitchen. Kitchen with ample storage space and breakfast bar seating. Kitchen appliances include electric oven, gas cooktop, rangehood and dishwasher. Main bedroom with ensuite and walk in robe. Main bathroom with separate bath and shower. Laundry room with linen cupboard and backyard access. Ducted gas heating throughout. Three x reverse cycle heating and cooling in the living room, family room and main bedroom. NBN, Fibre to the Premises. Double garage with remote and internal access. Ample driveway parking. Side gate access. Undercover entertaining and patio area. Established and low maintenance front and rear gardens. Living size 155sqm, approx. Garage size 37sqm, approx. Total house size 192sqm, approx. Block size 457sqm. 2023 UV \$726,000. Rates \$4486.39 per year, approx. Land tax \$8196.20 per year, approx. Disclaimer: The material and information contained within this marketing is for general information purposes only. Stone Gungahlin 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.