

**37/14 Federal Highway, Watson, ACT 2602**

**Townhouse For Sale**

Wednesday, 8 November 2023



37/14 Federal Highway, Watson, ACT 2602

**Bedrooms: 3**

**Bathrooms: 2**

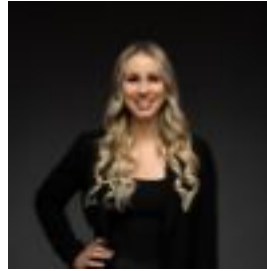
**Parkings: 1**

**Area: 138 m2**

**Type: Townhouse**



Tom Wiggins  
0468771763



Jaimy Butler  
0411957736

**\$679,000+**

What you see: Your next investment or future home, this one ticks all of the boxes. Centrally located near the Canberra CBD with a lock up and leave lifestyle. What we see: The perfect way to enter the market in this location. See more: Open plan living and dining Multiple living areas Kitchen featuring gas cooking, oven and ample storage Master bedroom with built-in robe and ensuite Additional two bedrooms with built-in robes Downstairs powder room Ducted gas heating Updated carpet throughout Window furnishing throughout Private low-maintenance courtyards Single garage with internal access Within a 11 minute walk to Capital Region Farmers Market Within a 3 minute drive to Majura Primary School Within a 3 minute drive to Clancy's Walking Track Within a 6 minute drive to Dickson Shopping Centre Within a 10 minute drive to Gungahlin Place Within a 12 minute drive to Gungahlin College Within a 11 minute drive to Canberra CBD Total house size: 138m<sup>2</sup> Living: 118m<sup>2</sup> Garage: 20m<sup>2</sup> Built: 2000 EER: 4.5 Rates: \$2,276 p.a Land tax: \$2,875 p.a Body corporate: \$2,417 p.a Rental appraisal: \$700 - \$750 p.w Disclaimer: Please note the property may not be marked under offer and inspections may not cease until the exchange of contracts has taken place. 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.