

40 Higinbotham Street, Watson, ACT 2602



House For Rent

Friday, 3 May 2024

40 Higinbotham Street, Watson, ACT 2602

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



Antone Smith
0262572111

\$680 p/w

Lifestyle: This three bedroom, one bathroom house, is located in the popular suburb of Watson. Right across from Rosary Primary school and the ACU as well as walking distance to Dickson College, Majura primary and the Watson shops. This home is ideally located for the busy family and for the best of the Inner North life style. The property has mount Majura walking tracks and bike paths nearby, is a quick trip to the Dickson shopping precinct and has quick access to the Federal Highway and Barton Highway.

Accommodation: Featuring three large bedrooms with built in robes as well as a large, bright, living room with AC, separate dining room and neat kitchen this home has room for everyone. The bathroom has a separate bath and shower and the large laundry has plenty of storage. The property has gas ducted heating throughout to keep you warm in winter and honeycomb blinds to help keep your home cool or warm. The large, fenced back yard features a sunny deck that is perfect for entertaining or watching the kids and family pet play. The low maintenance gardens and hard floors throughout will mean you can reclaim valuable family time.

Features: • Large, fenced back yard • Built in robes • Ducted heating • Storage

Facts: Availability: 25th May 2024 Lease Period: 12 Months Parking: One lock up garage with ample off-street parking Cooking: Electric Heating or Cooling: Air conditioner in the living room and ducted gas heating throughout EER: There is no EER available for this property. Minimum Standards Ceiling Insulation: The property does comply with the minimum ceiling insulation standard.

WISH TO INSPECT? 1. Click on the "BOOK INSPECTION" button (available on our website) 2. Register to join an existing inspection 3. If no time offered, please register so we can contact you once time is arranged 4. If you do not register, we cannot notify you of any time changes, cancellations or further inspection times

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PETS: please be aware that at all stages of tenancy this property requires consent to be sought from the lessor for the keeping of any pets at the premises. Consent must be provided before any pets are at the premises.