

**406 Antill Street, Watson, ACT 2602**

home by holly

**Sold Townhouse**

Monday, 14 August 2023

406 Antill Street, Watson, ACT 2602

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



Jenny McReynolds  
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**\$730,000**

#mcreynolds \$730,000 Convenient living on the edge of the bush, yet close to the City – enjoy the best of both worlds! Impressive three-bedroom terrace style home offering a wonderful lifestyle choice with nature at your doorstep. In immaculate condition throughout and beautifully presented this lovely residence will captivate you from the moment you enter with its abundant light, fresh interiors, new hardwearing flooring and overall feel, creating a great vibe and real warmth. Step into the leafy front courtyard and then inside to the expansive combined open plan living and dining area that has the luxury of ceiling fans. This area is overlooked by the spacious kitchen that boasts a new oven, new cooktop, dishwasher plus excellent storage and bench space. Also on this level is a separate powder room, the laundry plus excellent under stair storage. As you step onto the new carpet and move upstairs you will appreciate the three very generous sized bedrooms, all with built-in robes, ceiling fans and new carpet, with the master having the luxury of a balcony. This level also features the main bathroom with the luxury of a bath and the convenience of a separate toilet, all making life easy. The outlook from every room is just a delight with open spaces, leafy trees and greenery to be enjoyed. Step out to the fabulous large, private and delightful rear courtyard that is bathed in sunshine, you can sit back, relax and enjoy that morning or afternoon cuppa whilst the kids and pets enjoy the space to run around. You have access directly from the courtyard to the single lock up garage with an extra parking space available to the front of the garage. Walk or ride on the fabulous trails of Mount Majura Nature Reserve with many tracks to explore. The thriving local shopping centre, a great choice of schools, the Australian Catholic University, parkland, the farmer's markets, EPIC and public transport including the light rail are also within very close proximity. Come and be part of the fabulous Fair community and enjoy being a local in this wonderful suburb. features: .impressive three-bedroom terrace style home that is positioned close the foothills of Mount Majura Nature Reserve. lovely presentation and condition. enjoying a private setting and delightful leafy outlook .expansive open plan light filled living and dining area with ceiling fans. spacious kitchen with a new oven and cooktop, dishwasher plus ample storage and bench space .hardwearing flooring throughout the living and dining area. new carpet to the stairs and all the bedrooms. powder room and laundry downstairs. built-in robes and ceiling fans to all the generous sized bedrooms. under stair storage. reverse cycle split systems to the living and main bedroom. balcony to the main bedroom. some new blinds. shutters to all windows. bathroom has the luxury of a bath .separate toilet .single lock up garage. water tank. delightful large rear courtyard, it is a real treat with established gardens beds and pleasant surrounds. walk to the thriving local shopping centre and public transport including the light rail. close to Epic where the Farmers markets are held each Saturday morning. within an easy drive of the CBD, Universities and sporting facilities. just move in and enjoy the lifestyle on offer with not a cent to spend EER: 6 Rates: \$2,648 approx. per annum Community: \$1,200 approx. per year Land size: 325m2 approx.