

**44 Knox Street, Watson, ACT 2602**



**Sold House**

Friday, 11 August 2023

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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 986 m2**

**Type: House**



Andrew Grenfell  
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Andrew Browne  
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## Contact agent

Perfectly situated close to the Watson shops and on a large, leafy block of 985m<sup>2</sup> 44 Knox Street is a property with loads of potential and, best of all, a vendor ready to sell! The extended three-bedroom, two-bathroom residence has a flexible floorplan that allows you to utilise the home to suit with separate living areas as well as a multi-purpose room that could be used as a fourth bedroom, home office, business or theatre - the choice is yours! Positioned in one of Watson's most desirable locations you will love living in such close proximity to the vibrant Watson shops, an excellent choice of schools including Majura Primary and the Australian Catholic University, bus and light rail routes, parks and playgrounds, local farmers markets and just a short drive to more local shopping centres at Ainslie and Dickson and slightly further afield to the City Centre. If you're looking to combine value buying, prime location and block size there is an opportunity at 44 Knox Street that is simply too good to miss so come along to the next open home or call Andrew on 0403 169 259 to arrange a private inspection - this property might just be the one for you!

Features: Extended three bedroom, two-bathroom home  
Flexible floor plan  
Built-in robes to all bedrooms  
Split system reverse cycle air conditioning  
Single carport  
Positioned on a lovely, large leafy block  
Low maintenance gardens  
Fabulous location close to schools, shops and parkland  
Walk to the Australian Catholic University and public transport  
Easy drive to the City Centre and sporting facilities