

# 46 Cullen Street, Watson, ACT 2602



## House For Sale

Thursday, 14 March 2024

46 Cullen Street, Watson, ACT 2602

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 747 m2**

**Type: House**



Luzian Borst

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## **Auction Saturday 6th April, On Site at 9:30am**

Auction Location: On Site Welcome to 46 Cullen Street, a charming residence poised to become your family's dream home. Boasting 3 bedrooms and 1 bathroom, this home provides a cozy retreat for each family member. The sunlit living area creates a warm and inviting atmosphere, perfect for cherished moments with your loved ones. What sets this property apart is the enormous potential it holds for further improvement, allowing you to customize and shape your ideal living space on the expansive 747 sqm block. Nestled in a quiet, leafy street with an ideal northerly aspect, this home offers the perfect blend of tranquility and sunlight. Step inside to discover a thoughtfully designed living space that perfectly balances functionality and warmth. With 3 bedrooms, each providing a personal haven, and a well-appointed bathroom, this residence caters to the needs of your family. The sunlit living area becomes the heart of your home, offering a welcoming ambiance for relaxation and family gatherings. What truly makes this property special is its enormous potential for improvement, ensuring that your dream home can come to life within these walls. Beyond your doorstep, enjoy the convenience of Watson Shops and the natural beauty of Mount Majura Reserve, both just a short walk away. Picture your family strolling through the leafy streets or embarking on outdoor adventures in the nearby reserve. For culinary delights, Dickson's cafes and eateries are a mere 5-minute drive, ensuring a diverse array of dining options. Plus, with a quick 15-minute commute to the city, you'll experience the ideal balance of suburban serenity and city accessibility. In conclusion, 46 Cullen Street is more than just a house; it's an opportunity to create a lifetime of cherished memories. The potential for improvement, coupled with the family-friendly surroundings and proximity to amenities, makes this residence the perfect canvas for your dream home. Don't miss out on the chance to turn this property into your forever home. Features Include:- 3 bedrooms, 1 bathroom - Sunlit living area - Enormous potential to further improve - Large 747 sqm block - Quiet, leafy street - Ideal northerly aspect - Short walk to Watson Shops and Mount Majura Reserve - 5 Mins to the cafes and eateries of Dickson - 15 Min commute to the city