

52/67 Negus Crescent, Watson, ACT 2602



Townhouse For Sale

Wednesday, 22 November 2023

52/67 Negus Crescent, Watson, ACT 2602

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 122 m2

Type: Townhouse



Tammy Bush
0409654931



Graham Bush
0427225823

Offers over \$860,000

Perfectly positioned next to Mount Majura, The Ridge is a highly sought-after family development located in Watson. This unique location places The Ridge along the entry corridor to Canberra, only 10 minutes to the heart of the city and less than one kilometre to Watson shops. Take pleasure in a city lifestyle with the luxury to retreat to the comfort of your new home. Entering this home, you are met with a mix of modern architecture and style. Both materials and finishings have drawn influence from the nearby landscape to blend natural surroundings with contemporary living. The living, dining and kitchen area is designed to maximise space and storage, the open-plan layout provides the flexibility to adapt living areas to suit your changing lifestyle needs. The well-appointed kitchen is complete with quality SMEG kitchen appliances, ample counter space, and well-organised storage. The thoughtful design elements, such as stylish backsplashes and ambient lighting, contribute to a warm and inviting atmosphere, making the kitchen not just a place for cooking but also a central gathering spot for family and friends. Cleverly designed closets and efficient use of space ensure a clutter-free environment, allowing for both style and functionality in the home. With built-in shelves and efficient use of under-stair spaces, residents enjoy this clutter-free environment whilst maximising every square metre. To make the most of the tranquil surroundings, this home has been designed to facilitate an effortless transition between an indoor and outdoor living area. Expansive windows present a great sense of space and openness in this home, allowing you to make the most of natural light and airflow. Continuing upstairs you will find a sizeable bathroom with modern features; it is complete with a bath which is perfect for the kids. The three bedrooms are fitted with large mirrored built-in robes and windows, capturing natural light and creating open, light-filled spaces. The main bedroom features a stunning ensuite, with a colour palette drawing from the surrounding bushland, this home offers you the perfect balance of comfort and style. The private courtyard is complete with an easy-care garden and sitting area. It is the perfect spot to unwind after a long day. The Ridge townhouses are designed around four open spaces that provide the residents with a range of amenities, from smaller green pockets to a large entertaining area with barbecues and seating. All residents of The Ridge have developed a close connection stemming from these communal areas. If you want a community that feels like family, then you have found it! Nestled in one of Canberra's most beautiful suburbs, this home finds perfect harmony between modern comfort and relaxed living. With Watson and Dickson shops close by and the heart of Canberra only 10 minutes away, everything you need is at your fingertips. Features:

- Three bedrooms, each with built-in robes
- Large windows all throughout the home
- Modern cabinetry and finishes
- Open-plan living areas with high ceilings
- Powder room on the ground floor
- Double-glazed windows
- Ducted reverse-cycle air conditioning & heating
- Double garage with automatic door & covered carport
- European-style laundry
- Electric hot water
- Gas stove
- NBN-enabled
- Family-friendly development
- Prime location
- Private courtyard
- Easy care garden
- 88 properties in the development

Essentials:

- EER: 6
- Living area: 122m²
- Courtyard size: 29m²
- Garage: 36m²
- Rates: \$1,335 p.a.
- Land tax (investors only): \$1,535 p.a.
- Age: 2020