

57 Ehrlich Circuit, Watson, ACT 2602



House For Sale

Tuesday, 12 March 2024

57 Ehrlich Circuit, Watson, ACT 2602

Bedrooms: 3

Bathrooms: 3

Parkings: 2

Type: House



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Auction

Auction Location: On Site Nestled in the foothills of Mount Majura, step into luxury living with this exceptional, separately titled, 3-bedroom townhouse boasting high-quality finishes and impeccable craftsmanship at every turn. From the moment you enter, you're greeted by a sense of refinement, with sleek hardwood floors guiding you through the expansive living space illuminated by cascades of natural light. Designed by award winning DJAS Architecture and built in 2021 by local family builder Antalija, this property is an opportunity to secure your lifestyle of comfort and luxury. As you step through the inviting entrance, you're greeted by an abundance of natural light dancing gracefully across the spacious open floor plan. The meticulously designed living space offers a seamless transition from the cozy living area to the large outdoor entertainment area. The gourmet kitchen features stone island benchtops, AEG appliances, matte black premium tapware, and ample storage, inspiring culinary creativity and serving as the heart of the home. Featuring three bedrooms, each adorned with built-in robes designed to maximize space and functionality. The main bedroom elevates the experience with its walk-in robe and private bathroom. Step onto the private balcony from the main bedroom, where views of the nature reserve and a serene atmosphere await, providing the perfect setting for morning coffees or evening relaxation. Whether it's the convenience of built-in storage or the indulgence of a private retreat, every aspect of these bedrooms has been thoughtfully crafted to enhance your lifestyle. Located within the 'new' part of Watson you will enjoy everything the area has to offer. Being at the foothills of Mount Majura means you have easy access to walking and bike trails, You are also within range of local schools including Majura Primary, the famous Watson shops, public transport, and EPIC. The Farmer's market is only a short distance down the Federal Highway where you can buy fresh produce every Saturday morning. With its impeccable attention to detail, modern amenities, and prime location, this townhouse offers a rare opportunity to experience luxurious urban living at its finest. Don't miss your chance to make this exquisite residence your own and embark on securing your place in the wonderful world of Watson. Features: - Separately titled- Located in front of parkland- Stone island bench top- Matte black tapware - Good storage- AEG appliances include dishwasher, gas cooktop and oven- Main bedroom with walk-in robe, en-suite, private balcony with park views- Two bedrooms with built-in robes- Downstairs powder room- Floating timber floors throughout ground floor and stairs- Double-glazed windows throughout- Ducted reverse cycle heating and cooling- Low maintenance courtyard - Large double garage with internal access- Directly opposite to park and gardens- NBN Upgraded features when built: - Solar installation, 6.6kw. - aqua stop flooring- floor boards and lights to the stairs- upgrade to ducted air (split zones, additional control panel)- upgrade to AEG kitchen appliances, including pyro oven, combo inbuilt oven/microwave, comfort lift dishwasher, gas line and Cooktop- inbuilt dual zone wine fridge- added insulation to all walls (not just external walls)- added cupboards to laundry - added cupboards to kitchen- Stone bench top- pendant lights to kitchen and main bedroom- dimmer light in lounge/room- heated towel rack and timer in ensuite- combo rainfall shower head in ensuite - electric blinds in lounge/kitchen- Quality curtains to main bedroom- extra power outlets throughout the house- tv mounting boards behind gyprock in lounge and main bedroom- landscaped front garden and backyard- additional storage racks installed in the garage. Property Address: 57 Ehrlich Cct Canberra. Internal: 131m² Garage: 33m² Block: 157m² Land Tax (if rented): \$783 per quarter (approx.) Rates: \$551 per quarter (approx.) Current weekly rent: \$750 - \$780 per week (approx.) EER: 6.0 stars Built: 2021