

59 Ehrlich Circuit, Watson, ACT 2602



Sold House

Friday, 29 September 2023

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Bedrooms: 3

Bathrooms: 2

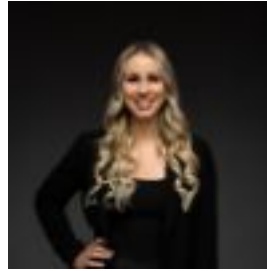
Parkings: 2

Area: 157 m2

Type: House



Tom Wiggins
0468771763



Jaimy Butler
0411957736

\$950,000

What you see: A contemporary design focusing on style, texture, space and comfort. This three-bedroom separate title residence combines quality finishes and interiors underpinned by a modern toned colour palette. Perfect for that Inner North lifestyle. What we see: A home matching the lifestyle. See more: Move in prior to Xmas (early occupation available) Designed by award winning DJAS Architecture Built by local family builder Antalija Separate title residence fronting parkland and mountain views Kitchen featuring reconstructed stone island bench top, matte black premium tapware and ample storage AEG appliances include dishwasher, gas cooktop and oven Master bedroom includes walk-in robe, en-suite, private balcony with park and mountain views Additional 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 Courtyard with low-maintenance gardens Large double garage with internal access Directly opposite to park and gardens Within a 8 minute walk to Clancy's Walking Track and Mount Majura Within a 4 minute drive to Majura Primary School Within a 4 minute drive to Watson local shops and cafes Within a 7 minute drive to Dickson shops Within a 10 minute drive to Braddon Dining Precinct Within a 11 minute drive to Gungahlin Town Centre Within a 11 minute drive to Canberra CBD Total house area: 162m² Living: 131m² Garage: 31m² Block size: 157m² Built: 2021 EER: 6.0 Rates: \$1,982 p.a Land tax: \$2,759 p.a Rental appraisal: \$800 - \$840 p.w Disclaimer: Please note the property will not be marked under offer and inspections will not cease until the exchange of contracts has taken place. The above figures are approximate only. The material and information contained within this marketing is for general information purposes only. HIVE Property does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.