

# 6/3 Phippard Court, Watson, ACT 2602

## House For Sale

Wednesday, 29 November 2023

STONE

6/3 Phippard Court, Watson, ACT 2602

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 193 m2

Type: House



Jess Smith  
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## Auction 16/12/2023 at 9:45am

This light-filled home on the fringe of the Inner North is located in a boutique development of just 9 exclusive townhouses. This home has a spacious open-plan living room, kitchen and dining room and also a powder room for your guests on the ground floor. On the upper level, you will discover a generous-sized master bedroom, with a walk-in robe and ensuite, three more spacious bedrooms along with a bathroom with a full-sized bath a separate powder room, and a landing rumpus. Features Overview:- North-Facing to the rear- Two level floorplan- NBN connected with FTTP- Age: 3 years (built in 2020)- Units plan number: 13218- EER (Energy Efficiency Rating): 5.5 Stars Development Information:- Number of buildings in development: 9- Strata management: Civium Sizes (Approx)- Internal Living: 139.13 sqm (80.39 sqm upstairs and 58.74 sqm downstairs)- Alfresco: 12.52 sqm- Balcony: 4.8 sqm- Porch: 1.93 sqm- Garage: 35.47 sqm- Total residence: 193.85 sqm Prices- Strata Levies: \$700.39 per quarter- Rates: \$529 per quarter- Land Tax (Investors only): \$745 per quarter- Conservative rental estimate (unfurnished): \$700 - \$720 per week Inside:- Master suite with walk-in robe and ensuite- Spacious bedrooms all with built-in robes- Main bathroom with bath, shower and separate toilet - Upstairs landing/rumpus with access to the balcony- Open-plan living with ample natural light throughout - Modern kitchen with ample bench and storage space- Walk-in pantry- Island bench- Quality appliances - Dining and living room with glass sliding doors through to the alfresco - Ducted reverse cycle heating and cooling- Electric hot water- Laundry room- Double car garage with internal access Outside:- Large back alfresco perfect for entertaining- Balcony off the upstairs landing/rumpus- Grassed back courtyard with ample space for the kids and pets to play all day- Easy to maintain complex Construction Information:- Flooring: Concrete and timber flooring- External Walls: Brick veneer, rendered foam cladding, compressed cladding- Roof Framing: Timber: Truss roof framing- Roof Cladding: Colorbond roof cladding- Fascia: Colorbond fascia- Gutters: Colorbond gutters- Window Frames: Aluminium window frames- Window Glazing: Single glazed windows- Wall Insulation: Thermal insulation value approximately R-2.0 with reflective foil- Roof Insulation: Thermal insulation value approximately R-4.0 with anticon roof blanket Watson is an evolving, vibrant, inner north suburb with great community vibes, fabulous local shops, plenty of playgrounds and parks and is surrounded by reserves. Enjoy the charm of village life, fantastic walking trails and bike paths, while being fantastically and centrally positioned, close to the Farmers' Market, light rail and a stone's throw from the Dickson Precinct, Braddon and the CBD. Inspections: We are opening the home most Saturdays with mid-week inspections. However, If you would like a review outside of these times please email us on: [jesssmith@stonerealestate.com.au](mailto:jesssmith@stonerealestate.com.au) Disclaimer: The material and information contained within this marketing is for general information purposes only. Stone Gungahlin 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.