

# 6 Harding Street, Watson, ACT 2602



## House For Sale

Wednesday, 31 January 2024

6 Harding Street, Watson, ACT 2602

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 666 m2

Type: House



Thom Eriksson-Lake



Michael Braddon  
0408446793

## Auction

Positioned in an ultra-quiet cul-de-sac on a level 664m<sup>2</sup> parcel of golden Watson soil sits this well-built three-bedroom home, set to excite those with an imagination of what could be. Whilst original, the residence has been well cared for allowing the new owners to move straight in, or rent out while letting their creative juices flow! Within close proximity to Watson Woodlands, Mount Majura Nature Reserve, local schools, public transport and shops, including The Knox, as well as Lolo and Lola – this is a postcode that is always in high demand. Inspect today to see what could be. House: 115m<sup>2</sup> Carport: 43m<sup>2</sup> Tool shed: 11.60m<sup>2</sup> Rear pergola: 21m<sup>2</sup> Front verandah: 26m<sup>2</sup> Cost breakdown Rates: \$1,067.25 p.q Land Tax (only if rented): \$1,933.25 p.q Potential rental return: \$580-\$610 p.w This information has been obtained from reliable sources however, we cannot guarantee its complete accuracy so we recommend that you also conduct your own enquiries to verify the details contained herein.