

**6 Jordan Place, Watson, ACT 2602**

home by holly

**House For Sale**

Wednesday, 12 June 2024

6 Jordan Place, Watson, ACT 2602

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 217 m2**

**Type: House**



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## Auction 1:00pm Saturday 29 June

The convenience and serenity of this location is simply superb! This generous four-bedroom, study plus ensuite family home packs a whole lot of living into its elegant modern build, perfectly orientated on the leafy block, to maximise northern light. The open and airy family hub embraces outdoor entertaining, spilling to the garden on two sides, gifting a tranquil botanical immersion. A restrained palette of white and muted grey keeps things simple and calming, as modern upgrades take care of sustainability and energy saving. Jordan Place is the kind of tightly held cul-de-sac where relationships with neighbours are fostered, and all the kids meet to play in the parkland at the end of the street. The home is perfectly placed, just a short stroll from the much loved Watson shops, and close to the walking trails of Mount Majura. The form is all warm mixed-brick and soft greys with a classic Colourbond roof. A broad driveway ushers to a double garage with the convenience of internal access. Formal hedging is patterned across the front lawn and entry is via a sheltering porch, with the lovely front door, framed by dual side lights. Within easy-care ceramic flooring stretches underfoot and a large coat cupboard allows you to hang your winter woollies. There is a choice of welcoming social domains, the first being the cosy and enclosing formal living area, with its long views across the front garden. Plantation shutters filter soft light within this flexible space, both ideal as home office or sophisticated parental hang. Think a well-earned evening sojourn, perhaps a drink in hand, a great book and some quiet time without the kids. The heart of the home is the expansive kitchen, living and dining with its glass doors that can be flung open to garden breezes. The huge kitchen presides at one end and is perfect for entertaining, with its banks of storage and long floating island inviting friends and family to gather. One imagines epic celebrations, cooking up a storm, spilling to the long-covered deck on balmy summer evenings as the kids make the most of the last light, playing on the soft lawns. The private spaces are nicely sequestered by a slender hallway, buffered by a separate large office and the laundry. Beyond are four peaceful rooms all with excellent storage and luxurious soft carpeting. The master suite is generous and private, doubling as a parents retreat with this space drifting to a large ensuite bathroom that features a double shower. The three additional oversized bedrooms centre around a family bathroom with relaxing bathtub and separate toilet. Both bathrooms are finished in floor to ceiling tiling, with subtle glass mosaics, introducing a mix of organic hues. The garden is easy-care and private and is blessed by sunlight. The hero really is the expansive deck which unrolls along the side of the home, overlooking the lawn. A paved side courtyard has a more reflective feel a place where you can join that morning coffee or a quiet evening moment as the light settles. Throw in solar array and battery, cellular blinds, all electric RC heating and cooling and you have a fabulous home, fit for contemporary family life, energy and cost saving, and built to last. Surrounded by playgrounds and parks you can just leave the car in the garage and walk to everywhere including the popular Watson shops. Stroll to Exhibition Park, host to the famous Farmer's Market each Saturday morning – this is a weekly ritual for so many. You are also within an easy drive or bike ride from the Dickson and Braddon precincts, ANU and the CBD. Walk to a great choice of private and public schools and the Australian Catholic University. Transport is close to hand, including the light rail, linking you to the metro city station and the whole of Canberra. features..beautiful four-bedroom ensuite plus study home in coveted Watson. built in 2005. two living areas, separate office and two bathrooms. situated on a peaceful cul-de-sac just metres from parkland. only five homes within the cul-de-sac. bathed in abundant northern light. views to Mount Majura from the front living room. expansive open plan living, dining and kitchen flowing to landscape on two sides. generous kitchen with quality appliances, extensive storage, walk-in pantry and large floating island with breakfast bar. huge master bedroom with walk-in-robe and ensuite bathroom. three large additional bedrooms with built-in-robos. family bathroom with tub and a separate toilet. separate large office. internal laundry with direct garden access. ducted reverse cycle heating and cooling plus in-slab heating. solar edge three phase inverter with 6.6 KW array .14kw Tesla Powerwall 2 and Back-up to selected circuits. as new carpet and paint. as new cellular blinds .plantation shutters. excellent storage. ducted vacuum. video intercom and alarm. expansive covered deck and separate paved courtyard. Colourbond roof. easy care surrounds and enclosed rear yard. extra-large double garage with a utility area, auto door, internal access and roller door access to the rear yard. extra parking bay to the front. an easy walk to the thriving local shopping centre, a great choice of schools and the Australian Catholic University. handy to EPIC and the weekly farmers' markets, held each Saturday. close to bus routes and the light rail whisking you straight to the CBD. ready to move into and enjoy EER: 4.5 Block Size: 714m<sup>2</sup> approx. Internal living: 217m<sup>2</sup> approx. Land Value: \$804,000 Rates: \$4,179 approx. per annum