

7 Phillip Avenue, Watson, ACT 2602



Sold House

Friday, 15 September 2023

7 Phillip Avenue, Watson, ACT 2602

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Bree Prince
0261821802

Contact agent

What you see: An enviable North/Easterly orientation, set back from the street and within walking distance to the popular Watson shops and Majura Primary School. What we see: Lifestyle. See more: Located on an level 731sqm parcel of land Open plan living and dining area Segregated living room at the front of the home Modern kitchen with electric cooking Ample storage throughout Generous bedrooms with robes Segregated master bedroom Ducted gas heating throughout Study/home office at the front of the house with external access Glass sliding doors opening to rear deck and expansive yard Spacious rear yard perfect for the growing family Double car garage Full laundry with external access Separate gate entrance to rear yard with plenty of room to store a caravan, trailer or boat Minutes away from Phillip Ave light rail stop Spend your Saturday mornings at the Farmers Markets followed by brekkie at the local favourite, The Knox Cafe Mount Majura Nature Reserve is only moments away, perfect for the afternoon strolls or daily dog walks Within 16 minutes' walk to Majura Primary School Within 3 minutes' drive to Mount Majura Walking Trail Within 10 minutes' drive to Canberra City Centre Within 11 minutes' drive to Australian National University Within 13 minutes' drive to University of Canberra Total Living: 176m² Garage: 43m² Block size: 731m² Built: 1964 EER: 2.5 Rental Range: \$750 - \$800 p.w Rates: \$973 p.q Land Tax: \$1,736 p.q. (approx. applicable only when rented) Disclaimer: 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.