

**77/45 Negus Crescent, Watson, ACT 2602**

home by holly

**Townhouse For Sale**

Monday, 30 October 2023

77/45 Negus Crescent, Watson, ACT 2602

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



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**\$880,000**

Set within the boutique development known as The Ridge, this gorgeous three-bedroom ensuite townhouse rests at the foothills of Mount Majura. Famed for its quality build and use of innovative design, The Ridge blends a mix of simply wrought natural materials - handsome slate brickwork, corrugated iron sheeting - mimicking the bushland colours that surround the locale. Excellently placed close to cafes and the buzzing night life of Braddon and the CBD, the home is an easy stroll to local shops, schools, Watson Woodlands and all the peaceful walking trails of Mount Majura. The interior is neutral and contemporary with an engineered oak floating floor and soft eggshell walls. The lovely open kitchen, dining and living flow directly to the courtyard via a bank of full height glazing, welcoming light and inviting the outside in. With views to mountains to the west and lush botanical oasis to the north, it feels a world away from the buzzing metropolis at your doorstep. The kitchen is thoroughly modern with crisp white, soft touch cabinetry and stainless-steel Smeg appliances. There is a soothing combination of textural surfaces from the intricate grain of the marble benchtops to washed oak and sleek mirrored splashback. A breakfast bar is a nice gathering point, allowing you to chat while you cook dinner. The open sociability with the dining and living makes for easy entertaining, drifting to alfresco lounging within the courtyard garden. As you move upstairs you will find the three excellent bedrooms all with built-in robes and an elegant master ensuite, views to the mountains can also be enjoyed from this level. There is a wall of storage within the hallway and adjacent, a stunning family bathroom. The eye is drawn to the honeycomb tiling merging with large format rectangular tiles in soft matte grey. There is a relaxing tub and vanity in oak, continuing the organic design thread that is consistent throughout. We love the painted brickwork in sago and the easy-care synthetic grass, the strings of cheery solar fiesta lights. Pink and white flowering perennials combined with natives and sweet smelling daphne, climbing star jasmine coalesce to engender a nourishing haven. This lovely garden courtyard captures warming sunshine while being protected from the elements, making it comfortable in most weather. Also notable is the remote-controlled access to garage parking for two vehicles with direct access via the courtyard garden. Watson is a vibrant, inner-north suburb with great community vibes, fabulous local shops, plenty of playgrounds and parks and is surrounded by natural reserves. Enjoy great coffee, a fabulous pizza at The Knox, or dine out at the Filipino eatery, Lola and Lola. The home is a nice stroll to Dickson shops, host to an array of international cuisines. Close to transport, including the light rail, linking you to the metro city station and the whole of Canberra. features..stunning three-bedroom ensuite townhouse in the coveted suburb of Watson. part of the boutique development known as The Ridge, famed for its quality array of townhouses set within beautifully landscaped gardens .access via elevated footbridge overlooking communal parkland, bushland and mountains. arrayed across two levels with the sequestered sleeping zone occupying the upper level .open plan living, dining and kitchen flowing to the private north facing courtyard garden .sleek modern kitchen with breakfast bar, marbled stone benchtops and Smeg appliances including wall oven, gas cooktop and integrated dishwasher, full height double pantry and soft touch drawers. high ceilings. downstairs powder room. European laundry and linen closet. under stair storage. built-in robes to all three bedrooms. master with ensuite bathroom. family bathroom with tub. double glazing throughout. day and night blinds. soft sheer curtains to living area. zoned ducted reverse cycle heating and cooling. heat pump hot water system. internal access via courtyard from double garage with remote control door. courtyard with array of mature plants including bottlebrush, sweet scented daphne and climbing jasmine. easy-care synthetic grass to courtyard. garden tap. NBN ready. ample visitor parking within the complex. surrounded by green spaces including the walking trails of Mount Majura Reserve. close to the local Watson, Dickson and Ainslie shops, parks, transport and schools .whisper close to the Dickson and Braddon Precincts and the CBDEER: 6 Rates: \$2,216.00 pa (approx) Land tax: \$2,388.00 pa (approx) Body Corporate: \$2,875.00 pa (approx) Living: 125m<sup>2</sup> (approx) The information contained in this advertisement is derived from sources we deem reliable. However; we cannot provide any guarantees or warranties regarding the information supplied. Buyers are encouraged to conduct and rely exclusively on their own enquiries.