

# 8 Dodds Place, Watson, ACT 2602

home by holly

## Sold House

Friday, 29 September 2023

8 Dodds Place, Watson, ACT 2602

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



Jenny McReynolds  
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**\$1,600,000**

#soldbymcreynolds #soldbycris \$1,600,000 There is a welcoming ease of flow, and a showering of light as open social spaces give way to northern gardens, shaded by the reaching arms of a glorious ash. This is the kind of home that embraces the robust spirit of family life, effortlessly practical while exuding a modern casual elegance. Resting on the curve of a quiet cul-de-sac, this beautiful four-bedroom plus study home is framed by pretty gardens. The coveted locale extends a blissful quiet while being excellently placed close to parks, the farmers markets at EPIC, cafes and the buzzing night life of Braddon and the CBD. Curving driveways are shaded by crepe myrtles, flowering peach, and usher to garage parking on two sides with enough room to park a trailer behind the gated side. A 2.5 garage with auto roller door gifts plenty of extra parking, storage and internal access. The main living zone is the open plan heart of the home, made up of the kitchen, meals living and the more formal lounge at the front. There is a wonderful circular flow that characterises this space along with an incredible ingress of light, reaching deep into this central core. An energy efficiency of 4 stars and solar panels help keep the costs down. Light paints the stone bench tops so you are literally food prepping in sunshine, as large windows capture the greenery of the garden beyond. It is easy to imagine this open space teeming with family life, the aroma of cooking, lively conversations, help with homework...easy toing and froing from inside to out. Quieter moods are accommodated within the cosier lounge, ideal for relaxing with a book or watching a movie. Of course, this whole arena scrubs up beautifully...the table set for plenty, drifting deck side for champagne with friends and family on balmy summer evenings. The eastern side of the home houses a nature immersed, master bedroom with French doors that can be flung open to sunshine and garden. There is the feeling of seclusion, a quiet zone, where you can step outside and enjoy a cup of coffee. The ensuite bathroom houses an adjacent walk-in-robe for seamless storage. And just next door, a neat office with clever built-in-cabinetry, takes care of working from home. A nicely segregated family wing houses three good sized bedrooms, all with leafy views and an excellent quality of light. Large built-in-robos help to keep things tidy and there is easy amenability to a beautiful family bathroom with relaxing freestanding tub. Alfresco dining beneath the vine twined pergola and generous deck steps down to relaxing spa, soft lawn, orchard of citrus trees and productive kitchen beds, all coming together to create a beautiful and bountiful garden. Engage with nature in style, enjoying the kind of ease that comes from well-chosen plantings, welcoming sunshine in winter, shading during the hotter months. Think picking raspberries, salad greens...while taking in eastern views out to the undulating peaks of Mount Majura. 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, 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. Majura Nature Reserve is nearby, and the home is just a stone's throw from the Braddon precinct, Ainslie shops, ANU and the CBD. The home is also convenient to a mix of private and public schools, close to transport, including the light rail, linking you to the metro city station and the whole of Canberra. features..gorgeous four-bedroom, study plus ensuite home in the coveted inner north suburb of Watson. situated on an idyllic, quiet cul-de-sac. two living spaces, two bathrooms and home office. large central living arena that flows to sunny rear deck. front lounge that merges to second living combined with open dining and the kitchen. modern kitchen with stone benchtops, breakfast bar, double sink, ample storage including full height pantry, 90cm Smeg oven with gas cooktop, rangehood and Bosch dishwasher. perfect north-east solar orientation graces the central core of the home with light. fabulous EER of 4 stars. solar panels. beautiful open vista to lush rear garden with shading ash tree. striking hardwood timber floors. master bedroom with ensuite and walk-in-robe and lovely drift to garden via French doors. ensuite with glass topped vanity. adjacent home office with built-in-desk and shelving. internal laundry opening to side clothes line. three peaceful family bedrooms adjacent to stunning bathroom with freestanding tub. all three bedrooms with built-in-robos. soft carpet to all bedrooms. downlights. ducted electric reverse cycle, heating and cooling. instant gas hot water. ducted vacuum. large linen closet. rain water tank with a pump. mature front gardens with soft lawn and curved garden beds beautifully planted with flowering peach, robinia, crepe myrtle and quince trees. large 2.5 auto garage with internal access and shelving for storage. left driveway leads to gated parking and additional double Colorbond garage with internal toilet and workspace. huge rear deck with vine covered pergola and views to Mt Majura. therapeutic outdoor spa. raised kitchen garden with a variety of vegetables and herbs, citrus trees and raspberries. soft lawn shaded by established ash with plenty of space for the kids to play. close to the local Watson shops, parks, Mount Majura Nature Reserve, transport and schools including the Australian Catholic University. walk to the Saturday local Farmers Markets and close to the light rail stop. whisper close to the Dickson and Braddon Precincts and the CBDEER: 4L Land Rates: \$4,028

approx. per annum Block Size: 756m2 approx.