

**8 Simpson Street, Watson, ACT 2602**

home by holly

**House For Sale**

Friday, 23 February 2024

**8 Simpson Street, Watson, ACT 2602**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



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**\$1,330,000**

Extended and renovated home in the heart of Watson! All the family essentials have been incorporated, creating a feel-good, relaxed family home with more than a touch of flair. This lovely four-bedroom residence has been artfully restored to house the old and the new in perfect balance. Concrete roof tiles and classic red brick meets contemporary Colorbond cladding in gunmetal-grey, with new double-glazed windows introducing a touch of midnight black. A long driveway ushers to a gated garage and there is plenty of off-street parking. The house is nestled behind a celebration of native plants that have grown tall and lush, enclosing the layered decks and the kiddie wonderland below. The story book cubby house, sandpit and monkey bars looking every bit at home beneath the reaching arms of a vintage conifer. By night well-placed garden lights create a warm glow and there is an easy inside-outside flow. Think long summer evenings spent with friends and family, the adults relaxing and the kids so absorbed, they need to be called and re-called to join the dinner table. Important historical elements have been retained such as the outdoor iron stair railing and the signature red brick hearth that graces the open living area. The light is always in flux as the sun moves across the day, entering the main social arena from three sides. And with a decks flanking both the front and rear of the home, there is always the perfect nook, sun-drenched or shady to suit mood and season. The brand new kitchen has that "wow" factor, as banks of cabinetry in contemporary dark tones meet playful pops of vivid green. Floating timber shelves and white kit-kat tiling soften as sleek stainless-steel appliances take care of business. We love the black sink perfectly placed beneath the window and the breakfast bar that allows small hands to help with food-prep during busy meal times. The soothing tones throughout the house are softened with lovely sage notes. Both bathrooms combine soft terrazzo stone with dappled greys and greens. The ensuite finished in swirls of aquamarine, and rich mosaics of sea green. And there is an emphasis on luxury from the generous relaxing bathtub and rain showers to the toasty under-floor heating. Three lovely bedrooms gather around both stunning new family bathroom and second living/rumpus/playroom, spilling deckside...a fab area for the kids to hang in the evenings or on rainy days. Fun geometric floor tiling delineates the new compact laundry space, marking the transition from the original cottage to the light filled extension. A unified, calm and peaceful master suite gifts a world unto itself with compact kitchenette, sitting area and drift to yet another alfresco option. Think neatly stocked and ordered cabinets in rich eucalypt...brewing that perfect cuppa, stepping outside to sit garden side, taking in the first rays of the day. The home is an easy stroll to multiple playgrounds, Majura Primary School, microforest and the fabulous Watson shops. Enjoy great coffee, fabulous pizza at The Knox, or dine out at the Filipino eatery, Lola and Lola. It is not far to Dickson shops, host to an array of international cuisines. Majura Nature Reserve is nearby, and the home is an easy drive from the Braddon precinct, ANU and the CBD. The home is also convenient to a mix of private and public schools, ACU and is close to transport, including the light rail, linking you to the metro city station and the whole of Canberra. features..lovingly extended and renovated four-bedroom home.light filled and airy with a wonderful connection to outside.two living areas and two bathrooms.open kitchen living and dining flowing to decks on two sides.new kitchen with ample soft close storage including full-height pantry, terrazzo stone benchtops, breakfast bar, recessed sink with drainage board, Bosch oven, Omega electric cooktop and brand new Bosch dishwasher.kitchen/meals flowing to covered, layered front deck enclosed by native gardens.living room with original red brick chimney and glass sliders opening to rear deck and garden.sleeping wing privatised by door and slender hallway .three peaceful bedrooms with built-in-robos.brand new family bathroom with in-slab heating, electric towel rail, generous back-to-wall bathtub, rain shower and recessed shelving alcoves.internal laundry with storage and fun geometric patterned tiling.second living area/rumpus/play room opening to deck and garden.large private and peaceful master suite flowing to deck with sitting area, kitchenette, stunning ensuite bathroom and walk-thru-robe.in-slab heating to ensuite.mostly double glazed windows.boosted insulation to some of the walls and ceiling.double blinds.RC air conditioner .ducted gas heating.timber floors.soft grey carpet to bedrooms.long private driveway to gated large single garage with storage space.garden shed.front garden with dedicated kids play ground including sandpit, monkey bars and cubby house.sail covered rear deck overlooking soft lawns within the private, fenced rear garden.easy stroll to Watson shops, Majura and Rosary Primary Schools.walk to Dickson College and the Australian Catholic University.handy to transport, including the light rail.walk to the fabulous Farmer's Market at EPIC.close to parks and an easy walk up to Mount Majura Nature Reserve.easy drive to the Dickson and Braddon Precincts, ANU and the CBDEER: 4Rates: \$4,269.00 pa approx.Land Size: 617m2 approx.Land Value: \$825,000Internal living: 160m2 approx.