

**4 Phillipa Weeks Street, Watson, ACT, 2602**



**House For Sale**

Friday, 20 September 2024

4 Phillipa Weeks Street, Watson, ACT, 2602

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

## Quiet retreat at the base of Nature!

Ideal for all downsizers, first home buyers and Investors alike! Not to mention nature lovers!

Situated at the base of Mt Majura Nature Reserve, this opportunity is located in one of the best positions within 'The Fair'! Surrounded by scenic walking trails, wildlife, and views of the mountain, you'll experience a serene retreat from city life, yet remain just minutes away from its amenities.

Built-in 2012, this home features quality and low-maintenance living. It is ideally positioned across from the nature reserve, providing a spacious open frontage and convenient visitor parking. The property includes two generously sized bedrooms with built-in robes, offering plenty of room and storage. The north-facing, sunlit living area adjoins the open-plan kitchen with an abundance of space, and storage. The outdoor entertaining area, accessible from the living room, provides a peaceful, private space perfect for relaxation and gatherings.

Residents of The Fair benefit from access to the Community Centre, playground, and BBQ facilities, ideal for summer enjoyment. You'll also find local schools, shopping centres, public transport, and EPIC nearby. The Farmers Market, offering fresh produce every Saturday, is just a short drive down the Federal Highway. With the ongoing development of Majura Estate and future improvements such as the light rail and revitalization of the Dickson shops, this area promises to grow even more vibrant and convenient.

Internal: 78m<sup>2</sup>

Garage: 28.9m<sup>2</sup>

Block: 198m<sup>2</sup>

EER: 6

### Features:

- 2 bedrooms
- 1 bathroom with Separate shower and bath
- NBN ready
- Electric hot water system
- Separate toilet
- Separate laundry
- Enclosed lock-up garage with internal access
- Easy care gardens
- Across the road from Mt Majura walking and cycling tracks
- Community Centre, playground, and BBQ facilities
- Close to an abundance of local amenities and public transport
- Easy access to the city, sporting facilities, and universities