

62 Tay Street, Watson, ACT 2602

home by holly

House For Sale

Friday, 5 July 2024

62 Tay Street, Watson, ACT 2602

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



Jenny McReynolds
0491850701



Cris O'Brien
0409308038

\$760,000+

Perfect position on nature's doorstep! Set across from Mount Majura, the living experience is informed by sweeping grasslands and regal eucalypts, as large windows allow light to flood the home, gifting a constant communion with the reserve. The open plan living spills out to the deck where you can enjoy relaxed alfresco dining or simply soaking up the surrounds. This lovely three-bedroom home is ideally placed within a quiet enclave, at the feet of Mt Majura, a short distance from the buzzing happenings of the Dickson and Braddon precincts, and an easy tram ride to the CBD. There is ample visitor parking adjacent to the home and the convenience of a private garage with remote door and internal access. The home has slender strips of lawn that are edged and privatised by neat hedging, the whole home and garden informed by the immediate presence of the endless natural landscape that sits just across the way. Within, easy-care timber hybrid flooring flows to meet soft neutral walls, as lovely north-eastern light warms and enhances the social domain. In one corner a crisp white kitchen shines quietly, as neatly arrayed cabinetry, including a full-height pantry, meet generous worktops and stainless-steel appliances. The simplicity and openness of this gorgeous family hub celebrates the specialness of the locale, as windows allow you to enjoy the ever-changing natural aspect. A slender hallway privatises the sleeping zone, where three tranquil rooms centre around a family bathroom and separate powder room. Each bedroom frames the reserve via large windows, welcoming light and aspect and bringing a little piece of the country within. There are built-in robes for all, creating a space for everything and soft carpets to keep things warm underfoot and cosy all year round. The bathroom is appointed in crisp whites, with a ribbon of naturally hued glass mosaics and a relaxing bathtub. Tay Street loops through the boutique development known as The Fair, famed for its friendly community vibe and country feel. There is a street library and a productive vegetable garden for all to share. There is also a community centre, playground and a BBQ spot, so you can get together with neighbours or friends and enjoy the beauty of the natural surrounds. Underpinning it all is the lifestyle: Stroll to Watson shops for great coffee, fabulous take away, or dine out at the Filipino eatery, Lola and Lola. You can also rise early on Saturday for a bounty of fresh produce from the Farmer's Market at Epic, this is a weekly ritual for so many. Dickson is not far away with the brand new Dickson Village and the partially completed DKSN precinct, offering sleek office facilities and a mix of boutiques and eateries. There is the Dickson pool for summer lap swimming and of course easy access to a myriad of green spaces. A brand new, inclusive play space and recreational park is forthcoming in the area and the home is convenient to a mix of private and public schools. Stroll to the light rail stop and be whisked to the CBD and the city metro station, linking you to the whole of Canberra. features.. peaceful three-bedroom house in popular Watson. virtually on the foothills of Mount Majura. part of the development known as The Fair. arranged in an open plan with lovely spill to northern-eastern deck. hybrid flooring. modern kitchen with banks of storage, Fisher & Paykel oven, electric cooktop and rangehood. three bedrooms, all with built-in robes. large family bathroom with a tub and separate powder room. linen closet. ducted RC air conditioning. internal laundry. NBN ready. enclosed lock up garage with remote door and internal access. easy care gardens. enjoy the nearby walking and cycling tracks. community Centre, playground, and BBQ facilities. handy to the vibrant Watson shops. easy drive to the wonderful Dickson and Braddon precinct, ANU and the CBD. close to EPIC and the fresh food markets, schools and transport including the light rail EER: 6 Rates: \$2,549 approx. per annum Land Size: 250m2 approx. Land Value: \$416,000