

81 Piddington Street, Watson, ACT 2602



House For Sale

Tuesday, 2 July 2024

81 Piddington Street, Watson, ACT 2602

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 757 m2

Type: House



Josh Morrissey
0437799234



Bree Prince
0261821802

Forthcoming Auction

What you see: A modern take on the Hamptons on the doorstep of what makes Watson special. A Chef's dream, with a commercial quality kitchen making family gatherings as easy as the Inner North lifestyle. What we see: A home built to feel exactly that. See more: Built by Classic Constructions. Privately positioned in a cul-de-sac street, North-west facing single-level contemporary residence. Chef's kitchen with raked ceiling featuring 40mm stone island bench, farmhouse sink, step in pantry and custom joinery. Rational German made commercial oven and custom gas stove, Miele stainless steel appliances include integrated dishwasher. Master bedroom with custom dressing room, designer en-suite and private courtyard access. Additional three bedrooms with built in robes. Bathrooms include feature tiles and premium tapware. Multiple Powder rooms. Segregated living spaces. Study nook. Hardwood spotted gum flooring. Double glazed windows. Ducted and zoned reverse cycle air conditioning. Courtyard. 13.5kw solar. Three phase power. Featured exposed red bricks throughout. Well maintained and low maintenance gardens with room for a pool. Double garage with gym/multi purpose space, elevated storage and internal access. Within 5 minutes' walk to Mount Majura Walking and Riding Trail. Within 2 minutes' drive to the Watson local shops and cafes. Within 2 minutes' drive to the Majura Primary School. Within 6 minutes' drive to the Daramalan College. Within 12 minutes' drive to Canberra City. Total Living: 246m². Garage: 67m². Block size: 757m². Built: 2018. EER: 6.0. UCV (2023): \$847,000. Rental appraisal: \$1,100 - \$1,200 p.w. Rates: \$4,370 p.a (approx.). Land Tax: \$7,945 p.a (applicable only if rented.). Disclaimer: The material and information contained within this marketing is for general information purposes only. HIVE Property does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.