

**86/45 Negus Crescent, Watson, ACT, 2602**

**Townhouse For Sale**

Thursday, 22 August 2024

**Canberry.**

*Live Where You Love*

86/45 Negus Crescent, Watson, ACT, 2602

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



Curtis Dong  
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## A touch of the bush on the doorstep to the city

Tenanted for \$660 per week with periodical tenancy

### What you will love...

Nestled in the thriving inner-city suburb of Watson, this near-new townhouse offers the perfect blend of modern living and convenience. The location of 45 Negus Crescent is opposite Justice Robert Hope Park, a 19-hectare low-lying woodland protected area and opposite Mount Majura Nature Reserve all whilst being on the doorstep of Canberra City.

With three spacious bedrooms and two contemporary bathrooms, this home is designed to cater to the needs of a growing family or professionals seeking a stylish urban lifestyle.

The open plan living & dining area is the heart of the home, featuring high ceilings that enhance the sense of space and light. This versatile area is perfect for both relaxing and entertaining, seamlessly connecting the living, dining, and kitchen spaces.

The modern kitchen is a chef's delight, equipped with high-quality SMEG appliances, including gas cooking, an under-bench oven, and an integrated dishwasher. The stone benchtops and ample storage space make meal preparation a breeze, while the sleek design adds a touch of elegance to the home.

All three bedrooms are located on the upper level, providing a private retreat away from the main living areas. Each bedroom is generously sized, offering plenty of space for relaxation and rest. The master bedroom features an ensuite bathroom, adding an extra layer of luxury. Both the ensuite and the main bathroom are designed with full-height tiling, providing a sleek and modern look.

The quiet courtyard is an ideal spot for morning coffees or entertaining family and friends. This private outdoor space offers a tranquil retreat from the hustle and bustle of city life, perfect for relaxation and social gatherings.

This home is ideal for those who love the outdoor. Additionally, the proximity to cafes and all essential amenities ensures that everything you need is just a short stroll away, making everyday living convenient and enjoyable.

86/45 Negus Crescent, Watson has a periodical tenancy agreement in place with the tenants paying \$660 per week and for those looking to secure a great investment opportunity the tenants would ideally like to continue to call this their home.

### At a glance...

- Tenanted for \$660 per week with periodical tenancy
- Spacious light-filled open plan living and dining area
- Full-sized designer kitchen features ample storage and stone benchtops with breakfast bar
- SMEG gas cooktop, electric oven and dishwasher
- Powder room
- European style laundry
- Under the stair storage
- Increased privacy with living downstairs & bedrooms upstairs
- Upstairs, you'll find three generously sized bedrooms
- The master bedroom boasts its own ensuite
- The second and third bedrooms have direct access to the balcony and serviced by the main bathroom
- Spacious easy maintenance courtyard
- Ducted reverse cycle heating and cooling
- Double glazed windows

- The oversized single garage providing ample parking space
- outdoor communal areas and visitor parkings

#### Love The Location...

- Watson woodlands and Mount Majura Nature Reserve at your door step
- Within 5 minutes' walk to Bus stops
- Within 3 minutes' drive to Majura Primary School
- Within 3 minutes' drive to Watson shop
- Within 5 minutes' drive to Dickson shop
- Within 10 minutes' drive to the Canberra CBD

#### Property information...

Living : 105.5m<sup>2</sup> (approx..)

Garage : 27.3m<sup>2</sup> (approx..)

Balcony: 4.1m<sup>2</sup> (approx..)

EER: 6.0

Rates: \$615 p.q.(approx..)

Land Tax: \$830.40 p.q.(approx..)

Body Corporate: \$ 614.25p.q. (approx..)

Year built: 2020

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