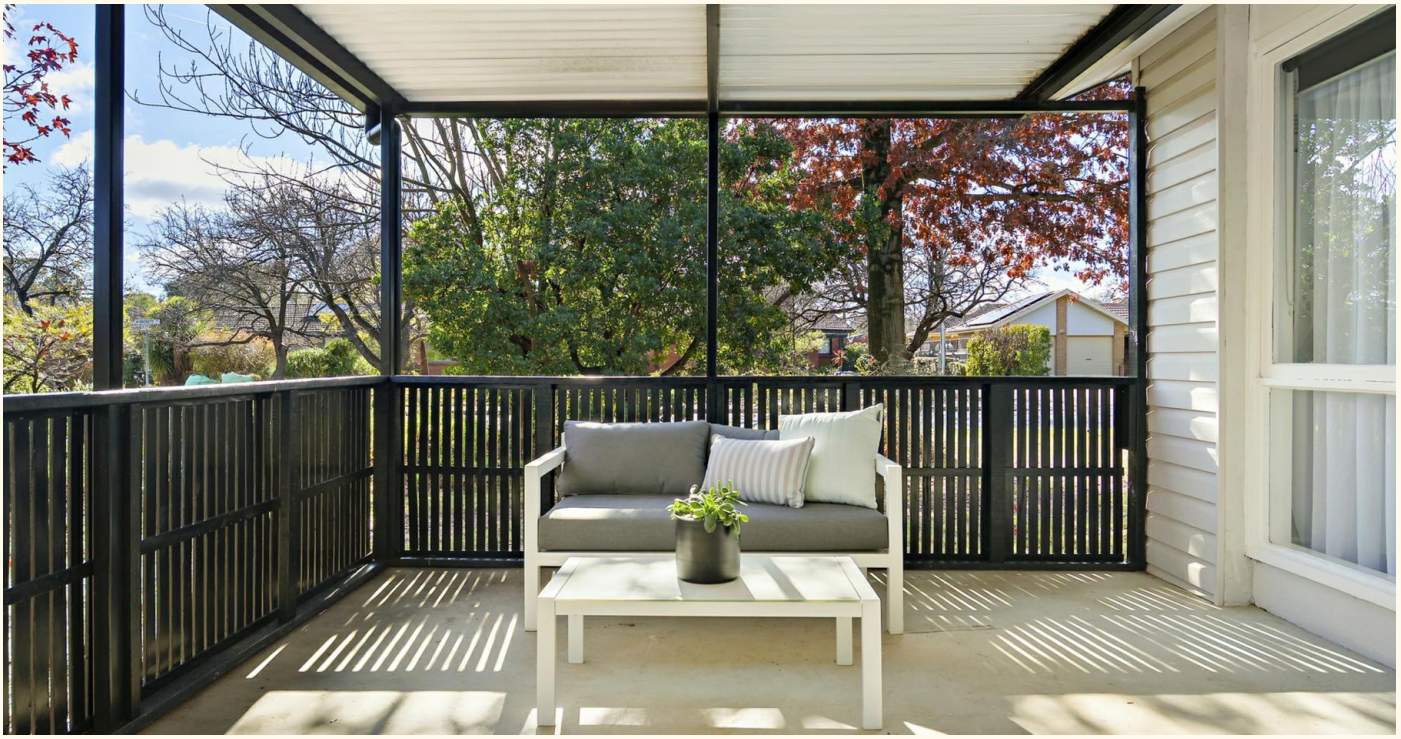








1 Woolcock Street, Watson

# Central Watson Home on a 738sqm Corner Block with Room to Live and Grow!

A well-maintained three-bedroom home on a generous 738sqm corner block in one of Watson's most sought-after pockets. Majura Primary School is just 600 metres away, and the Watson Shops - including Supa barn - are an easy 650-metre stroll. The beloved EPIC Farmers Markets are also nearby, along with Lyneham High School, Shirley Smith High School and Dickson College. The light rail is approximately a 10-minute walk, Dickson Town Centre is around 5 minutes by car, with Canberra Centre and Canberra Airport both reachable within 15 minutes.

Inside, the home is neat, practical and ready to enjoy from day one. Floating floorboards run through the main living areas, with carpet in the bedrooms and lounge room for added warmth and comfort. Bedrooms are well-sized, and ducted heating and cooling keeps things comfortable year-round. The kitchen is well-appointed with generous bench space and a dishwasher, making everyday cooking and entertaining a breeze.

Step outside and you'll find what truly sets this property apart - space,

3 1 2

**FOR RENT**
$720 PW

**VIEW**
Fri 30th Oct @ 4:45PM - 5:00PM

**AGENTS**
Grace Lovelock
0487 964 204
leasing@ljhdickson.com.au

Jade Ivory
0466 430 868
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**AGENCY**
LJ Hooker Dickson
(02) 6257 2111

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

and plenty of it. The generous corner block delivers expansive front and rear yards with room for children to play, pets to roam, backyard cricket, soccer games, trampolines and weekend gatherings with family and friends. A large double tandem garage provides secure parking for multiple vehicles along with serious storage and workspace potential. The covered front porch is the perfect spot to slow down and enjoy the leafy surrounds.

FEATURES:
- Three-bedroom home on 738sqm corner block
- Expansive front and rear yards
- Floating floorboards in main living areas, carpet in bedrooms and lounge room
- Ducted heating and cooling
- Well-appointed kitchen with generous bench space and dishwasher
- Covered front porch
- Large double tandem garage

FACTS:
Availability: NOW
Lease Period: 12 Months preferred
Parking: Double Tandem Garage
Cooking: Gas
Heating and Cooling: Ducted Electric System
NBN: YES
EER: N/A
Disability Access: N/A
Embedded networks: N/A

Adaptable housing and minimum standards: The property does comply with the minimum ceiling insulation standard.

PETS: Please be aware that at all stages of tenancy this property requires consent to be sought from the lessor for the keeping of any pets at the premises. Consent must be provided before any pets are at the premises.

RENTING BOOK:
https://www.act.gov.au/__data/assets/pdf_file/0006/2608620/The-Renting-Book-September-2025.pdf

Disclaimer:
Please note that while all care has been taken regarding general information and marketing information compiled for this rental advertisement, LJ HOOKER DICKSON does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. We encourage prospective tenants to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.

Please note: The images provided are general in nature and may not specifically reflect the unit number advertised. The finishes, fixtures and fittings remain consistent across the complex however layouts may vary. Please get in touch with us to confirm any specifics in question.

WISH TO INSPECT?
1. Click on the "BOOK INSPECTION" button available on our website
2. Register to join an existing inspection
3. If no time offered, please register so we can contact you once time is arranged
4. If you do not register, we cannot notify you of any time changes, cancellations or further
inspection times.

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## MORE DETAILS

| | |
|---|---|
| Property ID | 1HKNPNF92 |
| Property Type | House |
| Including | Ducted Cooling<br>Ducted Heating<br>Dishwasher<br>Outdoor Entertaining<br>Built-in-Robes |

**Grace Lovelock 0487 964 204**
Leasing Consultant | leasing@ljhdickson.com.au
**Jade Ivory 0466 430 868**
Executive Property Manager & Business Development Manager | jade.ivory@ljhdickson.com.au

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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

1 Woolcock Street, Watson

LJ Hooker

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