



## Watson, 24 Mary Kitson Street

Stylish, Spacious & Ready to Call Home

Stylish, Spacious & Ready to Call Home

Discover effortless living in this beautifully presented 4-bedroom, 2-bathroom home nestled in a quiet, family-friendly street in Watson. Designed for comfort and practicality, this home offers modern finishes and a functional layout that suits families, professionals, and anyone looking for space and style.

### Features You'll Love:

- Four generous bedrooms, including master with private ensuite
- Two well-appointed bathrooms
- Sleek kitchen with gas cooktop - perfect for cooking at home
- Ducted heating & cooling for all-season comfort
- NBN ready - work or stream with ease



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

4

2

2

**For Lease**  
Please Call

**View**  
[ljhooker.com.au/1HKMH9F92](http://ljhooker.com.au/1HKMH9F92)

**Contact**  
**Judy Arnott**  
[judy.arnott@ljhdickson.com.au](mailto:judy.arnott@ljhdickson.com.au)  
**Antone Smith**  
[Antone.smith@ljhdickson.com.au](mailto:Antone.smith@ljhdickson.com.au)

EER



**LJ Hooker Dickson**  
**(02) 6257 2111**

- Double car accommodation
- Tiled living areas + soft carpet in bedrooms
- Close to parks, schools, shops, and public transport

Move-in ready and immaculately maintained, 24 Mary Kitson Street offers low-maintenance living in a highly desirable location.

Heating: Ducted heating throughout property

EER: No current EER available

Adaptable housing and minimum standards: The property does not comply with the minimum ceiling insulation standard

Embedded networks: The property is awaiting information from the Owners Corporation.

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.justice.act.gov.au/\\_data/assets/pdf\\_file/0008/2443472/Renting-Book-May-2024.pdf](https://www.justice.act.gov.au/_data/assets/pdf_file/0008/2443472/Renting-Book-May-2024.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.

#### 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.



**LJ Hooker Dickson**  
**(02) 6257 2111**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

## More About this Property

Property ID	1HKMH9F92
Property Type	House
Land Area	638 sqm

### Judy Arnott

Property Investment Manager | judy.arnott@ljhdickson.com.au

### Antone Smith

Business Development Manager | Antone.smith@ljhdickson.com.au

### LJ Hooker Dickson (02) 6257 2111

36 Woolley Street, DICKSON ACT 2602

dickson.ljhooker.com.au | info@ljhdickson.com.au



**LJ Hooker Dickson**  
**(02) 6257 2111**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.