

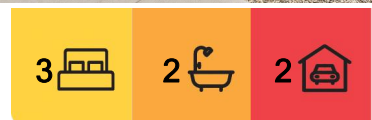


## Watson, 17 Wilunga Court

### 3-Bedroom Townhouse in Prime Location

Experience the epitome of contemporary living in this exceptional two-storey townhouse, featuring solar panels and ideally positioned in the stylish new section of Watson. The first floor showcases an inviting open-plan living area seamlessly connecting to the rear courtyard, creating an ideal setting for indoor-outdoor entertaining. The well-equipped kitchen, with a dishwasher and electric cooking, is complemented by an island bench and is situated alongside a European laundry. Enjoy year-round comfort with the luxury of ducted reverse cycle air conditioning.

Venturing upstairs reveals a spacious second lounge/rumpus retreat, offering multiple spaces to enjoy the surroundings. Off the rumpus, find three bedrooms, each with built-in wardrobes, accompanied by a stylish bathroom with a separate toilet and an ensuite to the main. Convenience is further enhanced with



**For Lease**

Please Call

**View**

[ljhooker.com.au/1DXHC6F92](http://ljhooker.com.au/1DXHC6F92)

**Contact**

**Antone Smith**

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**EER** ★★★★★

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

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a double lock-up garage, including internal access. This residence not only boasts a prime location but also offers a harmonious blend of functionality and modern design.

Features include:

- \*Double lock up garage with internal access.
- \*Electric cooking.
- \*Open plan meals, dining and lounge room.
- \*Separate lounge/rumpus upstairs.
- \*Ducted reverse cycle air conditioning.
- \*Courtyard, with rear access.
- \*NBN Connected.
- \*Main bathroom with bath, and separate toilet.
- \*Built in robes to all 3 bedrooms.
- \*Double roller blinds throughout.
- \*Euro style laundry.
- \*3KW Solar System.

Watson, located in the Australian Capital Territory (ACT), is a picturesque suburb known for its leafy streets, diverse community, and convenient setting in the northern part of Canberra. Home to Mount Majura, residents enjoy scenic views and outdoor activities. With a friendly atmosphere and proximity to the Australian National University and the city centre, Watson strikes a balance between suburban tranquillity and easy access to educational and cultural institutions, making it an attractive community for families and individuals alike.

Facts:

Availability: 2nd February 2024

Pets: on application

Lease Period: 12 months

Parking: Double lock up garage

Cooking: Electric cooking

Heating: Reverse Cycle Ducted

EER: No current EER on the listed property

The property complies with the minimum ceiling insulation standard.

WISH TO REGISTER YOUR INTEREST?

1. Click on book inspection button
2. Complete your details
3. Answer the pre-qualifying questions
4. We'll get in touch!

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 regarding 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.



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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.

## More About this Property

**Property ID** 1DXHC6F92

**Property Type** Townhouse

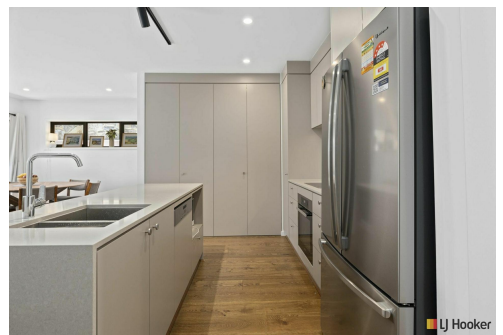
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