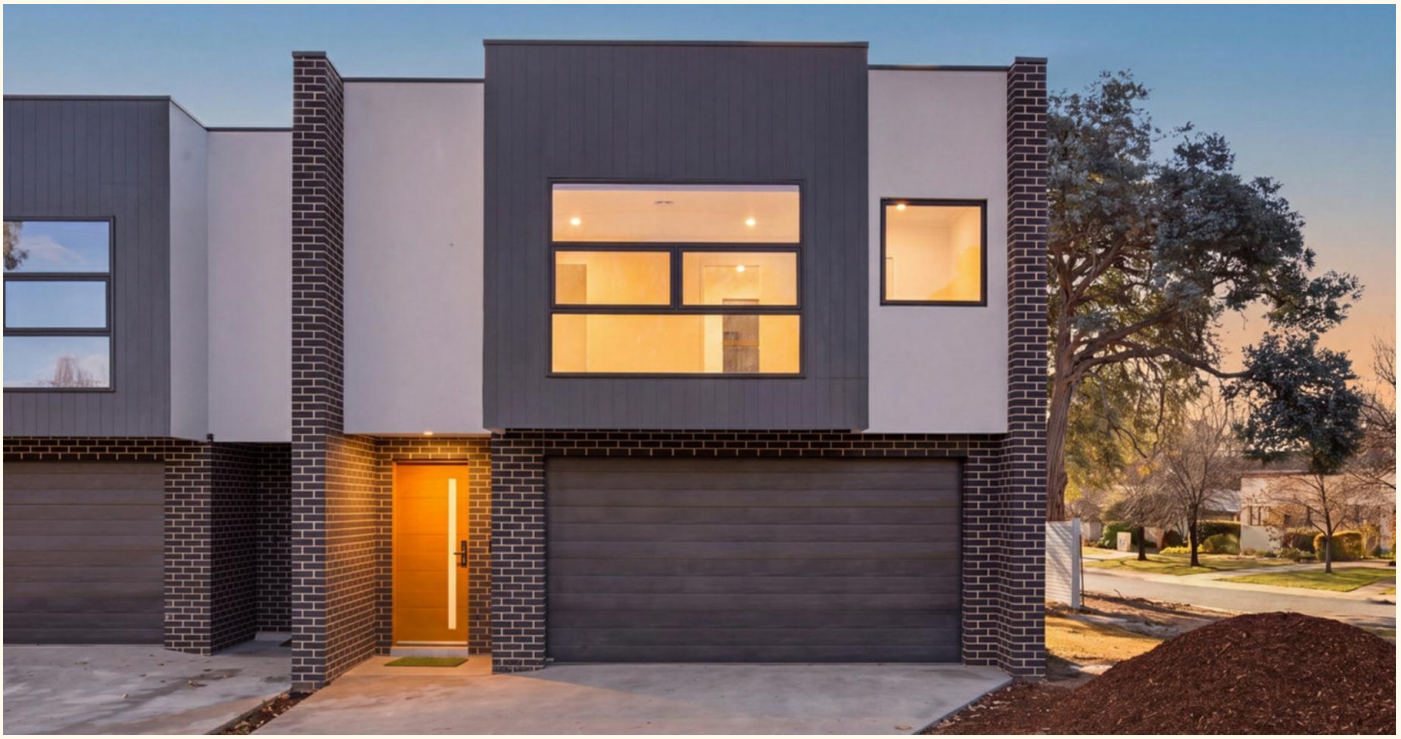








101B Higinbotham Street, Watson

Brand New Architectural Luxury with Family-Sized Sophistication

BOTH BRAND NEW PROPERTIES AVAILABLE NOW

Two brand new, high quality, 4 bedroom residences available.

A statement in contemporary design and uncompromising quality, this exceptional brand-new duplex has been crafted for buyers seeking luxury without compromise. Never before occupied and finished to an outstanding standard, every detail has been thoughtfully considered to deliver a home that is as functional as it is beautiful.

Behind its striking architectural fae, an impressive entrance immediately sets the tone. Soaring ceilings, feature pendant lighting and a sophisticated glass balustrade create an elegant first impression, while natural light filters throughout the home to enhance the spacious interiors.

Designed around modern family living, the ground floor unfolds into an expansive open plan living and dining domain where oversized sliding doors seamlessly connect indoors with out. Whether entertaining guests or enjoying everyday family life, this space is both inviting and effortlessly practical. At its heart, the designer kitchen is a true

4 3 2

FOR SALE
$1,599,000 +

VIEW
Sat 7th Nov @ 1:25PM - 1:55PM

AGENTS

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LJ Hooker

centrepiece. Showcasing an oversized stone island with waterfall edges and breakfast bar seating, premium induction cooking, abundant cabinetry and a generous walk-in pantry cleverly combined with the laundry, it offers exceptional functionality while maintaining sleek, contemporary style.

Step outside to the covered alfresco, thoughtfully designed with a built-in sink and provisions for a future outdoor kitchen, creating the perfect setting for year-round entertaining. Framed by level lawns and established low-maintenance hedging, the outdoor spaces provide privacy while remaining wonderfully easy to care for.

Offering a highly versatile floorplan, the ground level also includes a spacious fourth bedroom positioned alongside a full bathroom, making it ideal for guests, multigenerational living, teenagers or those seeking a luxurious second master suite.

Upstairs, a second living area or study retreat provides valuable separation for growing families. The master suite is every bit the executive sanctuary, generously proportioned and complete with a walk-in robe, luxurious ensuite featuring dual floating vanities and peaceful leafy outlooks towards the surrounding mountains. Two additional bedrooms, each with built-in robes, are serviced by a beautifully appointed family bathroom complete with a freestanding bathtub, separate WC and premium finishes. Every bathroom throughout the home has been elevated with heated towel rails, floating timber vanities and striking designer tiling, creating luxurious spaces worthy of a boutique hotel.

Comfort and efficiency are equally impressive, with ducted reverse cycle heating and cooling, double glazed windows throughout, hybrid timber flooring, quality carpets, a 4,500L rainwater tank and an oversized double garage with internal access.

Perfectly positioned within one of Canberra's most sought-after inner north suburbs, Watson continues to be celebrated for its unique balance of convenience and nature. Enjoy excellent access to Watson Shops, the vibrant Dickson dining precinct, the EPIC Farmers Market, Mount Majura Nature Reserve and numerous walking and cycling trails. Families will appreciate proximity to Watson School, Majura Primary School, Rosary Primary School, Lyneham High School and Dickson College, while the City Centre and light rail are only minutes away, making daily commuting effortless.

This is a rare opportunity to secure a brand new, architecturally designed home that delivers executive luxury, exceptional family functionality and an enviable Inner North lifestyle from day one.

Features:
- Brand new architecturally designed luxury duplex
- Never before occupied
- Four spacious bedrooms, including ground floor guest suite
- Three designer bathrooms with premium finishes
- Executive master suite with walk-in robe, dual vanity ensuite and mountain views
- Upstairs living room or study retreat
- Expansive open plan living and dining area
- Designer kitchen with oversized waterfall stone island
- Induction cooktop and generous walk-in pantry/laundry
- Covered alfresco with sink and provision for outdoor kitchen
- Level, low-maintenance landscaped gardens
- Double glazed windows throughout
- Ducted reverse cycle heating and cooling
- Hybrid timber flooring and premium carpets
- Heated towel rails to all bathrooms
- Floating vanities and feature tiling throughout

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- 4,500L rainwater tank
- Double garage with internal access
- Minutes to Watson Shops, Mount Majura Nature Reserve, Dickson precinct and the Canberra CBD
- Close to highly regarded public and private schools, transport and light rail

Living Size: 162.5m2 + 36m2 Garage (approx)
Block size: Unit (A) 425m2 Unit B 367m2 (approx)
EER : 7.6 Stars
Constructions : 2026

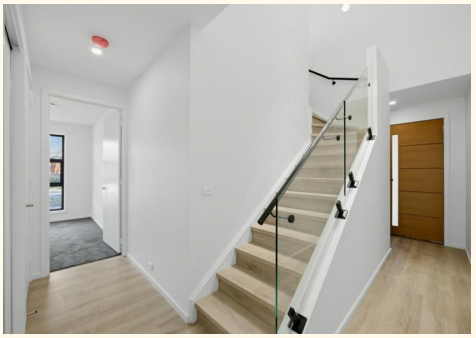
MORE DETAILS

Property ID	K8WH5W
Property Type	DuplexSemi-detached
Land Area	425 m2
EER	7.5
Including	Ducted Cooling Ducted Heating Built-in-Robes Remote Garage







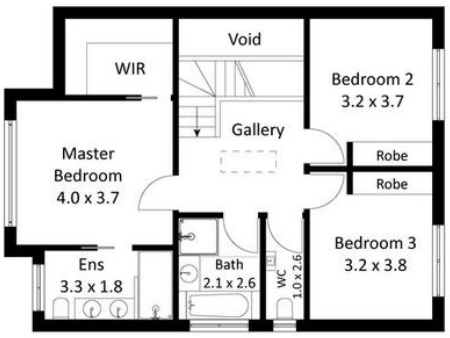




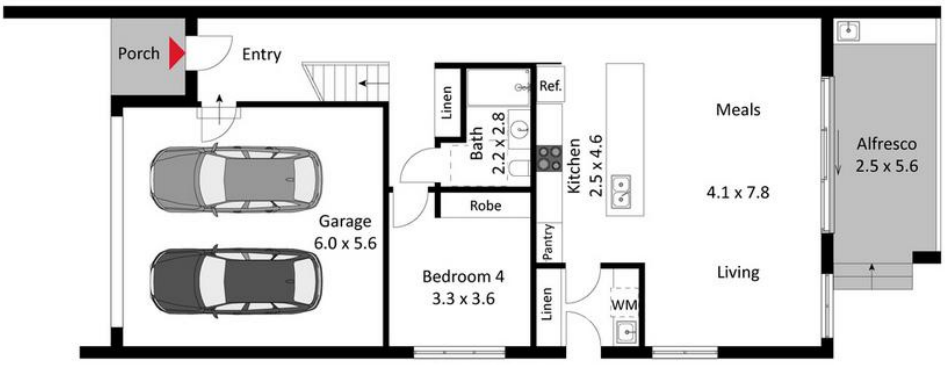
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First Floor



Ground Floor

The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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