



## Watson, 10 Dickinson Street

### A Garden Oasis with Flexible Living Spaces!

Tucked away in a peaceful pocket of Watson, this versatile property delivers a lifestyle that blends comfort, flexibility, and endless possibilities. At its heart is a charming three-bedroom residence designed for relaxed family living, complemented by a fully self-contained studio that opens a world of options. Whether you're accommodating extended family, creating a private retreat for guests, generating a passive income through rental opportunities, or running a home-based business, this property effortlessly adapts to your needs. With inviting indoor spaces and multiple outdoor areas perfect for entertaining or unwinding, it's a home that truly grows with you.

The main home delivers a practical floor plan with a light-filled living area, three spacious bedrooms with built-in robes, and a centrally positioned kitchen that is open to the living and dining. Flowing effortlessly outside, the covered alfresco connects you to a lush and private backyard-an ideal spot for quiet mornings or lively gatherings.

The rear studio is a standout feature, offering two separate rooms, a kitchenette, and its

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**For Sale**  
By Negotiation

**View**  
Sat 26th Jul @ 12:45PM - 1:15PM

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EER ★★★★★

**LJ Hooker Canberra City**  
(02) 6249 7700



**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.

own bathroom. Whether used as a creative space, guest accommodation, or a home office, it's a brilliant addition that adapts to your lifestyle.

Step into the garden and you're immediately greeted by established greenery, manicured lawns, and thoughtful landscaping that invites you to unwind. At the heart of it all, the backyard deck with its charming wisteria canopy creates a picture-perfect entertaining zone. Imagine long lunches under cascading blooms in spring and dappled shade in summer-this space effortlessly blends beauty and function.

Positioned in a peaceful street, you'll love the lifestyle on offer in this leafy, tightly held suburb. Just a short stroll away are the popular Watson shops, The Knox café, and vibrant farmers' markets at EPIC. The light rail and bus routes make commuting into the city a breeze, while nearby Mount Majura Reserve provides endless walking and biking trails. Families will appreciate being within catchment for great schools and enjoying the sense of community Watson is so well known for.

Internal main house: 115m<sup>2</sup>

Internal studio: 54m<sup>2</sup>

Carport: 15m<sup>2</sup>

Block: 579m<sup>2</sup>

EER: 1 Star

#### Features:

- Three bedrooms, all with built-in robes
- Light-filled living area with reverse cycle air conditioning for year-round comfort
- Central kitchen with electric cooking, dishwasher, and loads of storage
- Family bathroom with separate toilet
- Laundry with external access
- Covered alfresco entertaining area
- Rear yard deck with a beautiful Wisteria canopy.
- Additional front deck overlooking the gardens
- Two spacious studio rooms, ideal for guest accommodation, home office, or creative spaces
- Kitchenette with sink and storage
- Bathroom with toilet and shower
- Separate entry for privacy and flexibility
- Solar energy system for reduced power bills
- Established gardens with mature trees and lush lawn areas
- Gorgeous wisteria-draped deck creating an enchanting outdoor entertaining zone
- Carport plus additional driveway parking
- Garden storage options
- Close to Watson shops, cafés, and the EPIC farmers' markets
- Easy access to light rail, bus routes, and major arterial roads
- Walking distance to local schools and Mount Majura nature trails



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## More About this Property

Property ID	2DMBFHK
Property Type	House
EER	1

**Andrew Grenfell 0424 858 529**

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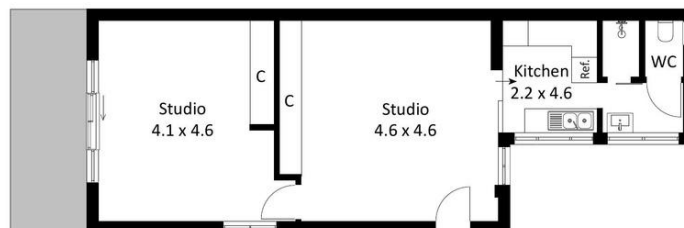
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

10 Dickinson Street, Watson, ACT 2602