

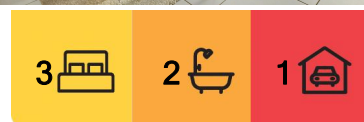
## Watson, 12 Whitmore Crescent

### Rare Opportunity!

Located in a quiet and desirable pocket in Watson, this single-level home offers an ideal and rare opportunity for first-home buyers to enter the market, and downsizers to secure a home in a peaceful area. With only a few properties of this unique layout available in The Fair, this 3-bedroom, 2-bathroom home is well-maintained and ready for its' next owner.

This is a perfect chance to secure a home in this sought-after part of Watson. The area is close to much-loved parks, BBQ areas, a community hall and fishing spots. Set at the base of Mount Majura nature reserve, you'll have easy access to walking and biking trails, providing a great outdoor lifestyle.

This home features 3 generously sized bedrooms, all with built-in robes for added style and convenience. The main bedroom is privately located and includes a separate ensuite, allowing for comfortable family living.



**For Sale**  
AUCTION

**View**  
[ljhooker.com.au/1HKMBRF92](http://ljhooker.com.au/1HKMBRF92)

**Contact**  
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**EER** ★★★★★★



**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.

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

The kitchen is open-plan and flows seamlessly into the living area, creating a great space for everyday living and entertaining. The kitchen contains ample bench space, gas cooking, and a dishwasher, making meal preparation & clean up a breeze.

Facing north at the rear, the sun-lit living area opens to the outdoor space, which wraps around the property, offering plenty of room for children and pets to play, as well as for gardening and relaxation. Those who opt for a low-maintenance lifestyle and green-thumbs alike will fall in love with the carefully crafted gardens, which offer privacy and ease of care, including via fitted drip irrigation systems. The front of the property boasts beautifully manicured hedges containing a blooming but easily maintained cottage-style garden.

Fitted with a Crimsafe front security door, the property features thoughtful security features that cater for peace of mind. For added convenience, the internal lock-up garage provides secure parking with an electric roller door and internal access to the home. This design offers both practicality and ease of living. The property also includes a separate laundry that opens directly to the rear courtyard, offering easy access to the clothesline and outdoor space.

A very special aspect is where the property is located within 'The Fair'. The Whitmore crescent is a lovely spot with homeowners surrounding you and a real sense of community. With no property in front of you, you are located directly across from the community garden that provides a feeling of openness and space. This is a tranquil area that brings people together and a place to sit and relax.

You must visit this property to fully take in the location and what's on offer!

Internal: 110m<sup>2</sup>

Garage: 21m<sup>2</sup>

Block: 246m<sup>2</sup>

EER: 6 Stars

Features:

3 bedrooms

2 bathrooms

1 car internal, lock up garage with electric roller door

Single level

North to the rear (living areas & Main bedroom)

Separate laundry

Gas cooking and water

Dishwasher

Crimsafe security screen

High energy rating 6 Stars

Zoned living spaces

Air conditioning in the living and main bedroom spaces

Ample storage

Manicured gardens with installed drip-irrigation



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## More About this Property

<b>Property ID</b>	1HKMBRF92
<b>Property Type</b>	House
<b>Land Area</b>	247 m <sup>2</sup>
<b>EER</b>	6

**Andrew Grenfell 0424 858 529**

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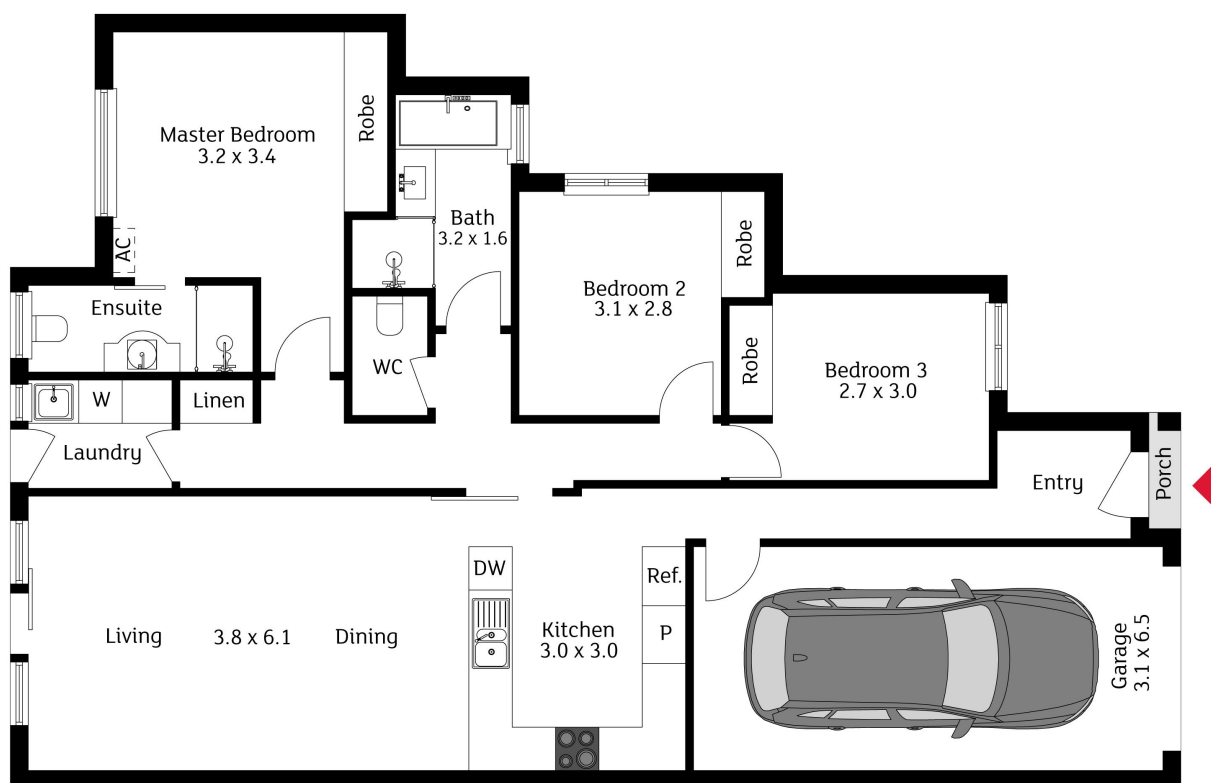
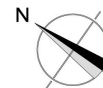
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

12 Whitmore Crescent, Watson

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