



12 Whitmore Crescent, Watson

Exceptional Opportunity!

Nestled in a peaceful and highly sought-after pocket of Watson, this single-level residence presents a fantastic and uncommon opportunity for first-home buyers looking to step into the market, as well as downsizers seeking a serene lifestyle. With only a limited number of homes featuring this distinctive layout within The Fair, this well-kept 3-bedroom, 2-bathroom property is ready for its new owner to move in and enjoy.

This is a great chance to secure a home in one of Watson's most desirable areas. Surrounded by popular parks, BBQ facilities, a community hall, and fishing spots, the location offers something for everyone. Positioned at the foothills of Mount Majura Nature Reserve, you'll have convenient access to scenic walking and cycling trails, perfect for those who enjoy an active outdoor lifestyle.

Inside, the home offers three spacious bedrooms, all fitted with built-in robes for both practicality and style. The master bedroom is thoughtfully positioned for privacy and includes its own ensuite, making it ideal for comfortable family living.

The open-plan kitchen connects effortlessly with the main living area, creating a welcoming space suited to both daily life and entertaining. Equipped with generous bench space, gas cooking, and a

3 2 1

FOR SALE
\$785,000+

AGENTS

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dishwasher, the kitchen is designed to make meal preparation and clean-up simple and efficient.

Adding further flexibility, the original garage has been tastefully converted into an additional living area. This versatile space is ideal for a growing family, providing valuable separation as a second lounge, media room, playroom, or home office. To ensure convenience isn't compromised, a newly installed carport offers practical and protected off-street parking.

With a north-facing rear aspect, the light-filled living area flows out to an outdoor space that wraps around the home. This provides ample room for kids and pets to play, along with space for gardening or relaxing. Whether you prefer low-maintenance living or love gardening, the established gardens cater to both, featuring privacy, easy care, and a built-in drip irrigation system. At the front, neatly trimmed hedges frame a charming cottage-style garden that is both attractive and easy to maintain.

Security and comfort are well considered, with a Crimsafe front door providing added peace of mind. A separate laundry opens onto the rear courtyard, offering easy access to the clothesline and outdoor area.

One of the standout features of this home is its position within The Fair. Located on Whitmore Crescent, the property is surrounded by owner-occupied homes, creating a strong sense of community. With no residence directly opposite, you'll enjoy open views across the community garden, enhancing the sense of space and tranquility. It's a welcoming environment where neighbours connect and residents can unwind.

This is a home that truly needs to be experienced in person to appreciate everything it offers.

Property Details:

- " Internal: 110m²
- " Converted garage: 21m² additional living space
- " Block: 246m²
- EER: 6 Stars
- Rates \$3,097 P.A (Approx)
- Land Tax: \$5,485 P.A (Approx)
- body Corporate: \$2,600 P.A (Approx)

Features:

- 3 bedrooms
- 2 bathrooms
- Converted garage providing additional living area
- Newly installed carport for off-street parking
- Single-level design
- North-facing rear (living areas and master bedroom)
- Separate laundry
- Gas cooking and hot water
- Dishwasher
- Crimsafe security screen
- star energy efficiency rating
- Zoned living areas
- Air conditioning in living area and master bedroom
- Generous storage throughout
- Landscaped gardens with drip irrigation system



MORE DETAILS

Property ID	36U4GCY
Property Type	House
House Size	110 m2
Land Area	237 m2
EER	6

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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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