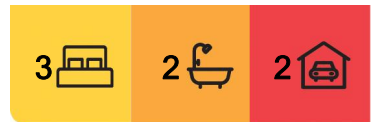


## Watson, 15 Field Street

Inviting Home Designed for Family Life and Outdoor Enjoyment

Perfectly situated in a tranquil cul-de-sac and designed with the needs of a loving family in mind, this residence radiates a warm, inviting atmosphere that instantly feels like home. The original residence has been updated and extended over time, offering ample space for family gatherings, celebrations, and quiet moments. With its unique character and charming details, this home is not just a place to live but a nurturing environment where family bonds are strengthened and cherished memories are made.

This expansive three-bedroom family home is thoughtfully designed and located next to Majura Nature Reserve. Featuring a spacious floor plan, it includes separate living and dining areas that offer ample room for relaxation and entertaining. One standout feature is the abundance of natural light throughout the home, including a beautiful north-facing corner window in the living room that provides a lovely space to relax and enjoy the peaceful view. The polished timber floors enhance the home's character and charm, while



**For Sale**  
\$1,150,000+

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**Contact**  
**Andrew Grenfell**  
0424 858 529  
[andrew.grenfell@ljhdickson.com.au](mailto:andrew.grenfell@ljhdickson.com.au)

**EER** ★★★★★



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

**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.

reverse cycle air conditioning ensures year-round comfort.

The kitchen overlooks the beautifully landscaped garden, connecting you to the outdoor space. It offers good storage and bench space, electric cooking, and electric hot water, with room for a breakfast bar and a separate dining table. All the bedrooms are generously sized, bathed in natural light, and feature built-in robes. The main bedroom boasts a private ensuite and views of the rear garden. The main bathroom serves the rest of the home and includes a separate shower, bath, and toilet. The laundry is separate and provides direct access to the rear garden.

For those who enjoy entertaining, the outdoor space will not disappoint. The large undercover pergola overlooks the garden, providing a lovely area for relaxation and gatherings. An established garden wraps around the property, creating a private, quiet retreat. Additional features include a large vegetable garden, washing line, and a spacious garden shed adjacent to the single lock-up garage, which also connects to the undercover carport. There is ample room for both car accommodation and storage.

The location is a short stroll from Mt Majura Nature Reserve, offering beautiful walking and cycling tracks and opportunities to observe wildlife. Majura Primary School and the Watson shops are also within walking distance, as are the Hackett shops for a bite to eat and a drink at 3rd Space. The Dickson shopping precinct is just a short drive away, and you're only a short walk from EPIC, where you can enjoy the fresh food markets each Saturday. This home provides comfortable and practical living spaces and seamlessly integrates with the natural beauty of its surroundings and nearby amenities, creating an ideal setting for family life.

Internal: 137m<sup>2</sup>

Block: 734m<sup>2</sup>

EER: 0.5 Stars

Features:

- 3 bedrooms with built-in robes
- 2 bathrooms
- 2 living areas
- Separate laundry
- Separate toilet
- Polished timber floors
- reverse cycle air conditioning,
- electric cooking
- electric hot water
- undercover carport
- 1 car garage
- 1 large storage shed at the back of the garage
- Vegetable patch
- Large outdoor pergola
- cul-de-sac location
- freshly painted gutters and fascias
- new tastic in the main bathroom
- Close to everything good the Inner North has to offer
- Easy access to everything in Canberra



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## More About this Property

<b>Property ID</b>	1HKKUDF92
<b>Property Type</b>	House
<b>Land Area</b>	733 m <sup>2</sup>
<b>EER</b>	0.5

**Andrew Grenfell 0424 858 529**

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