




19 Holroyd Street, Watson

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## Ideal Family Location: A Beautiful Home on a Gorgeous Leafy Street

**FOR SALE**  
Auction 22/11/2025

### AGENTS

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### AGENCY

LJ Hooker Canberra City  
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Auction Location: 19 Holroyd Street, Watson - Onsite Auction.

Set in a beautiful tree-lined street, this much-loved and extended three-bedroom home radiates warmth, space and potential - the perfect setting for a growing family to put down roots. With 154 m<sup>2</sup> of internal living, it offers a large floor plan, providing plenty of room for children to play, parents to unwind, and everyone to enjoy time together. Thoughtfully extended and lovingly maintained, it's a home that has grown with its owners and is now ready to welcome the next family to make it their own.

Immaculately maintained and extended from its original floor plan, the home features a functional, family-friendly layout with separate living and dining areas, and a spacious family room that provides additional flexibility for entertaining, working or relaxing. The home's character is complemented by modern comforts including reverse-cycle air conditioning, ceiling fans in the bedrooms and living area, and a skylight in the kitchen that fills the space with natural light. The kitchen offers electric cooking and generous storage, while the renovated,

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

disability-friendly bathroom adds practicality.

Outside, the flat, square block provides plenty of room to relax, entertain or further enhance the established, low-maintenance gardens. The covered pergola is a lovely spot to unwind and enjoy the peaceful setting. There's also a single garage and an undercover carport for convenience.

Holroyd Street is one of Watson's most sought-after addresses - a leafy, family-oriented street where kids play outside, neighbours know each other by name, and residents take pride in their community. You're surrounded by nature reserves and green spaces, offering the perfect balance between suburban serenity and city accessibility.

Families will love the location - Majura Primary School is just a short walk away, with a safe path through the park at the end of the street and no roads to cross. Local shops, cafés and the EPIC fresh food markets are all within walking distance, while the city, ANU and UC are just a short drive away.

Whether you're searching for an immaculate home to move straight into, a spacious foundation to renovate and personalise, or an investment in a community-focused suburb, 19 Holroyd Street offers endless potential and undeniable warmth.

Internal: 154m<sup>2</sup>

Block: 694m<sup>2</sup>

EER: 1

Rates: \$5,011 per annum

Land Tax: \$10,457 per annum

Features:

- Immaculate, original three-bedroom home extended from its original floor plan
- " Generous 154 m<sup>2</sup> of internal living on a 694 m<sup>2</sup> flat, square block
- Exceptionally large floor plan for a three-bedroom home
- Family-friendly layout with separate living and dining areas plus a large family room
- Renovated, disability-friendly bathroom
- Reverse-cycle air conditioning for year-round comfort
- Ceiling fans in bedrooms and living area
- " Skylight in the kitchen and electric cooking
- " Outdoor covered pergola —ideal for relaxing or entertaining
- Established, low-maintenance gardens with scope to personalise
- Single garage plus undercover carport
- Located in a tree-lined street known for its strong community feel and family-friendly atmosphere
- So much potential to add your own stamp on a home that has been lovingly cared for

What's Nearby:

- " Majura Primary School —approx. 300 m (3-minute walk)
- " Watson Shopping Centre —approx. 900 m (10-minute walk)
- " EPIC Showgrounds & Fresh Food Markets —approx. 1.2 km (3-minute drive)
- " Dickson Shopping Centre —approx. 3.5 km (6-minute drive)
- " Canberra City Centre —approx. 7 km (10-minute drive)
- Australian National University (ANU) —approx. 7.5 km (12-minute drive)
- " University of Canberra (UC) —approx. 8 km (12-minute drive)
- " Mount Majura Nature Reserve —within walking distance

EER 

## MORE DETAILS

Property ID 2E7YFHK  
Property Type House  
EER 1

**Andrew Grenfell 0424 858 529**

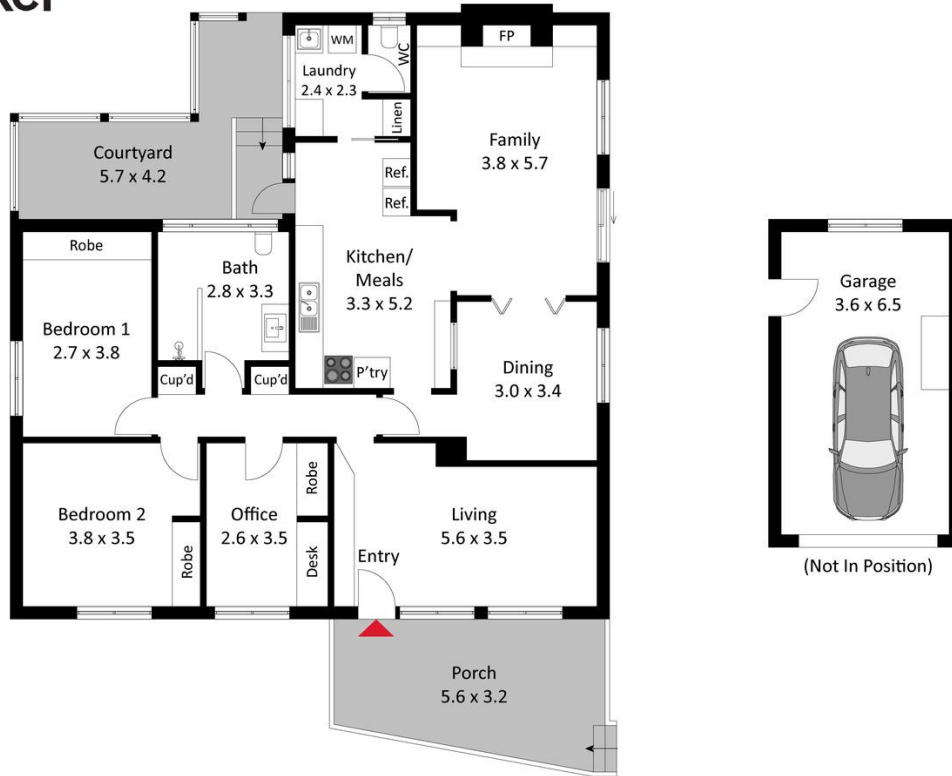
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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