



## Watson, 22 Tay Street

Effortless Living in a Quiet and Connected Location

Discover the ease of single-level living in this peaceful and tightly held pocket of Watson, a perfect fit for first-time buyers, downsizers, or investors seeking both practicality and lifestyle.

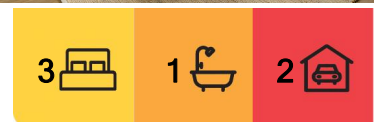
Positioned beside a community hall and leafy park, this inviting residence offers a welcoming sense of space, flow, and functionality. The open-plan kitchen, dining, and living areas connect seamlessly, with soft natural light filtering in through the north-east facing fae.

All three bedrooms are well-sized and include built-in robes, while the bathroom features both a shower and bathtub, a thoughtful touch for daily comfort and flexibility.

Step outside to enjoy the private backyard, offering low-maintenance outdoor living with room to relax, entertain, or unwind. An extended, gated carport provides added versatility,



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**For Sale**  
Please Call

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**EER** ★★★★★★

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

complementing the single garage with internal access. Rooftop solar adds energy efficiency, while a split system ensures comfort year-round.

Situated in the highly sought-after suburb of Watson, this home places you close to a vibrant community of parks, schools, and the renowned Watson shops. With the city centre just moments away, you'll enjoy the perfect blend of suburban charm and urban convenience.

A rare find in one of the Inner North's most desirable suburbs - don't miss the chance to make it yours.

At a glance:

- Light-filled living area positioned at the front of the home
- Open-plan dining and kitchen with ample bench and cupboard space
- Three well-proportioned bedrooms, each with built-in robes
- Neatly presented interiors with a cohesive, move-in ready feel
- Private backyard with low-maintenance layout
- Extended gated carport plus single garage with internal access
- Full bathroom with separate shower and bathtub
- Separate laundry for everyday convenience
- Split system heating and cooling for year-round comfort
- Solar panels installed for energy efficiency
- Quiet location next to community hall and park
- Within a 2-minute drive to Watson Shops
- Within a 2-minute drive to Majura primary school
- Within a 6-minute drive to Dickson Shopping Centre
- Within a 14-minute walk to Mount Majura walking trails
- Within a 15-minute walk to EPIC Farmers market
- Within a 15-minute drive to CBD

House size: 101m<sup>2</sup>

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

approx. Built: 2011

EER: 6.0

## More About this Property

|                      |           |
|----------------------|-----------|
| <b>Property ID</b>   | 1HKMK4F92 |
| <b>Property Type</b> | House     |
| <b>House Size</b>    | 89 m2     |
| <b>Land Area</b>     | 247 m2    |
| <b>EER</b>           | 6         |
| <b>Including</b>     | Ensuite   |

### Goran Stefanoski 0447 032 017

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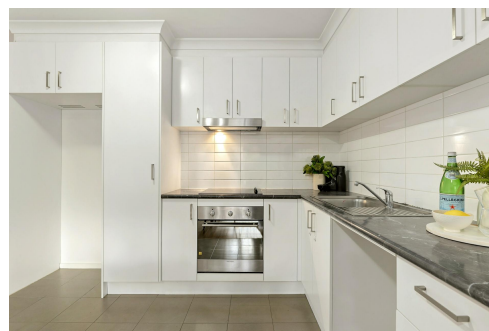
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