



## Watson, 31 Irvine Street

Charming home in prime location!

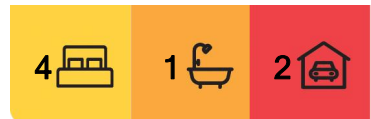
Nestled in one of Watson's most coveted locations, this beloved home has been a sanctuary of joy and warmth for many years. Now, it's time for its legacy to be embraced by a new owner. Every corner of this property, from its charming interiors to its gardens, exudes a sense of welcome and belonging. This is your perfect gateway into the extraordinary world of Watson, a community celebrated for its friendly neighbors, vibrant spirit, and exceptional amenities. Welcome home to a place where cherished memories await to be made.

Originally built in the 1960s, this charming 4-bedroom home exudes timeless appeal. It features a well-designed layout with excellent separation between the living areas and bedrooms, ensuring peace and privacy. The large, private main bedroom offers a serene retreat, while the spacious living areas provide ample room for gatherings and everyday living. This home is a perfect blend of classic design and comfort. The main bathroom is spacious with a separate shower & bath. There is a separate laundry, and ample storage.



**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.

**SOLD**



**For Sale**  
Offers over \$1,000,000

**View**  
[ljhooker.com.au/1HKKUBF92](http://ljhooker.com.au/1HKKUBF92)

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EER ★★☆☆☆☆

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

It includes a 1-car garage and low-maintenance landscaped gardens. Ideal for easy living, it offers both practicality and comfort.

The rear of the property faces north, providing abundant sunlight to the kitchen, living area, and main bedroom. Enjoy the warmth during winter in the back sitting area overlooking the gardens-a serene and private spot. The backyard is fully secure, perfect for children to play freely, pets to roam, and for gardening enthusiasts to indulge in their passion.

Located in one of Watson's prime locations, this property offers unparalleled convenience and access to local amenities. Situated by Majura nature reserve, residents can enjoy scenic walks and outdoor activities right at their doorstep. The nearby Watson shops provide easy access to everyday essentials, while Knox café offers a perfect spot for a coffee. For dining options, Watson Takeaway, one of the best take-aways in Canberra. Families will appreciate the proximity to Majura Primary School, a short walk away with no roads to cross, ensuring a safe and convenient commute for students. This property truly embodies the essence of comfortable living in a vibrant community.

Internal: 133m<sup>2</sup>

Garage: 22m<sup>2</sup>

Block: 818m<sup>2</sup>

EER: 1.5 Stars

Features:

- 4 Bedrooms
- 1 bathroom
- 1 car lock up garage with storage space
- Garden shed
- 2 living areas
- large, private main bedroom
- Electric cooking
- Gas heating
- Electric hot water
- low maintenance gardens
- Walking distance to the Watson shops
- Walking distance to Majura Primary
- Walking distance to Mount Majura nature reserve

## More About this Property

<b>Property ID</b>	1HKKUBF92
<b>Property Type</b>	House
<b>Land Area</b>	818 m <sup>2</sup>
<b>EER</b>	1.5

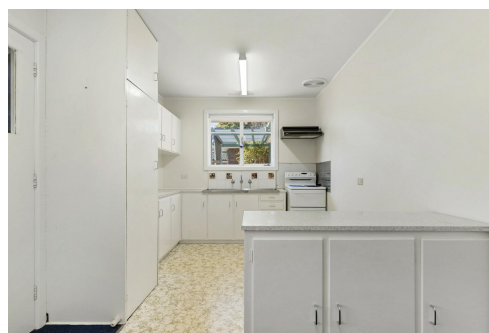
**Andrew Grenfell 0424 858 529**

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