



33 Dickinson Street, Watson

12pm Auction 16th May - The perfect opportunity

Discover an exceptional opportunity in one of Watson's most coveted, leafy enclaves. This spacious family home, nestled on a quiet, established street, offers a rare blend of serene living and unparalleled convenience. Imagine waking each day to breathtaking, uninterrupted views across a beautiful open oval, a tranquil outlook enjoyed from the heart of your home.

Step inside to a light-filled, open-plan design that forms the vibrant core of this residence. The expansive kitchen, equipped with quality stainless steel appliances including a stainless-steel cooktop and dishwasher, becomes a focal point for family gatherings and entertaining, all while offering that captivating oval vista. Year-round comfort is assured with reverse-cycle Daikin heating and cooling thoughtfully installed in the main living areas and master bedroom. Recent thoughtful updates, including brand new French designer blinds and charming vintage-style hanging light fixtures, infuse the home with character and a fresh, inviting appeal.

The generously proportioned master bedroom provides a flexible sanctuary, offering ample space to indulge in a walk-in wardrobe conversion or simply enjoy as a private parents' retreat. A large,

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FOR SALE
Auction

AGENTS

Samuel Thompson
0412 300 774
samuel.thompson@ljhmanuka.com.au

AGENCY

LJ Hooker Manuka
(02) 6239 5551

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shared bathroom with both a full-sized bathtub and separate shower effortlessly caters to the needs of a growing family. Practicality extends to a separate internal laundry, complete with direct backyard access, enhancing everyday ease.

Beyond the interiors, the property excels in outdoor amenity. A very spacious, fully fenced backyard, shaded by established, low-maintenance trees, creates a private oasis for relaxation and play. Gather around the dedicated fire pit area, perfect for memorable evenings with family and friends. A long driveway leads to a double garage, ensuring ample parking and storage. Enhanced by a high privacy fence and a recently updated front garden, the home exudes strong street appeal.

The true allure of this address lies in its extraordinary location. Directly across the oval, a short stroll connects you to a vibrant community hub. Enjoy the exceptional convenience of the Watson Health Care Centre, the newly built Watson Inner North Playground (a fantastic facility with BBQ areas, sporting zones, and a skate park for all ages), and a nearby off-leash dog park. The beloved Watson shops, featuring local favourites like Knox, a variety of eateries, the post office, and essential conveniences like SupaBarn with easy parking, are just moments away.

Families will appreciate the array of reputable nearby educational options, including Watson Early Childhood services and Nipperville, alongside excellent higher education facilities such as the Australian Catholic University and Dickson College, all within a short drive. The popular local farmers market further enhances the strong, community-focused lifestyle on offer.

This is more than just a house; it's an opportunity to embrace a quiet, highly liveable suburb renowned for its strong community spirit, abundant green spaces, and unmatched everyday convenience. Offering a rare combination of space, comfort, and an enviable lifestyle, this Watson gem is poised to be your family's next cherished home.

Features:

- Spacious home in a quiet, leafy, established street
- Directly opposite open oval with uninterrupted outlook
- Light-filled open-plan living area
- Large kitchen with stainless steel cooktop and dishwasher
- Reverse-cycle Daikin heating and cooling in living, dining, and master bedroom
- Brand new French designer blinds throughout
- Vintage-style hanging light fixtures
- Generous master bedroom with potential for walk-in wardrobe or parents' retreat
- Large shared bathroom with bathtub and separate shower
- Internal laundry with direct access to backyard
- Very spacious, fully fenced backyard
- Established, low-maintenance trees providing natural shade
- Outdoor fire pit area for entertaining
- Long driveway with ample parking
- Double garage
- High fencing offering privacy
- Highly pet-friendly property
- Ideal for first-home buyers, downsizers, and families
- Within walking distance across the oval to Watson Health Care Centre, Watson Inner North Playground, and a nearby off-leash dog park
- Short stroll to Watson shops including Knox, local eateries, post office, and SupaBarn with easy parking
- Close to a range of schools, preschools, and childcare options

Internal Living: 118sqm (approx.)
Outdoor Living: 19sqm Garden (approx.)
43sqm Garage (approx.)
Block Size: 802sqm (approx.)
UV: \$895,000 (2025)
Year Built: 1971
Rental Appraisal: \$650 - \$680 pw
Rates: \$1229pq (approx.)
Land Tax (for investors): \$2,747pq (approx.)

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MORE DETAILS

Property ID	1UMPFMF
Property Type	House
Land Area	802 m2
Including	Air Conditioning Dishwasher Outdoor Entertaining Fully Fenced

Samuel Thompson 0412 300 774

Property Consultant | samuel.thompson@ljhmanuka.com.au

LJ Hooker Manuka (02) 6239 5551

20 Bougainville Street, MANUKA ACT 2603
manuka.ljhooker.com.au | manuka@ljhmanuka.com.au



