

34 A'Beckett Street, Watson

The Street, The Space, The One

Not all opportunities come with this scale and location. A commanding block, solid bones, and a position in one of Watson's most desirable streets make this property a strategic purchase - whether you're looking for a ready-to-enjoy home or a long-term investment.

Set on a generous 774sqm block in one of Watson's most tightly held streets, this residence combines spacious living with modern updates throughout. Freshly refreshed interiors offer three well-proportioned bedrooms, a bright living area, and a functional kitchen - all framed by mature gardens that provide privacy and a sense of space rarely found this close to the city.

The classic design delivers immediate comfort and lifestyle appeal, ready to move straight into while offering enduring value in an increasingly sought-after location.

Watson continues to be one of the inner north's most desirable suburbs, with leafy streets, local shops, and close proximity to the Dickson precinct, Mount Majura trails, and the light rail. Quality education is within easy reach, including Majura Primary, Dickson College, and the ANU just minutes away.

This is more than a home - it's a chance to secure a premium

3 1 1

FOR SALE

Auction Sat 30 Aug at 2:30pm

AGENTS

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AGENCY

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Interested parties must rely solely on their own enquiries.

LJ Hooker

landholding in a blue-chip pocket of Canberra's inner north. Opportunities of this calibre are scarce. The question is, will you be the one to secure it?

Features:

- Generous 774sqm block in one of Watson's most tightly held streets
- Updated interiors combining style and practicality
- Three well-sized bedrooms, each with built-in robes
- Large separate living area complemented by a sunroom and open-plan dining and kitchen
- Kitchen with induction cooktop, Westinghouse appliances, and ample storage
- Wide hallways enhancing the sense of space throughout
- Full laundry with external access and clothes hanger
- Separate powder room plus additional bathroom for family convenience
- Outdoor entertaining area surrounded by mature gardens and greenery
- Subfloor storage providing valuable extra space
- Gas heating for year-round comfort
- Quiet street setting with leafy surrounds offering privacy and tranquillity
- Off-street parking available for multiple vehicles
- Close to quality schools including Majura Primary and Dickson College, with ANU and light rail minutes away

Proximity to Amenities:

- Within 5 minutes' walk to Majura Primary School
- Within 5 minutes' drive to Rosary Catholic Primary School and Dickson College
- Within 7 minutes' walk to Watson local shops, café (The Knox), and light rail access
- Within 5 minutes' drive to Mount Majura Nature Reserve and Watson Woodlands
- Within 7 minutes' drive to EPIC and Canberra Technology Park
- Within 10 minutes' drive to Dickson dining precinct and local dining options
- Within 10 minutes' drive to Canberra City Centre (CBD)
- Within 10 minutes' drive to the ANU and walking and cycling paths along Federal Highway

MORE DETAILS

Property ID	35RCGCY
Property Type	House
House Size	127 m2
Land Area	774 m2

Troy Thompson 0408 694 917

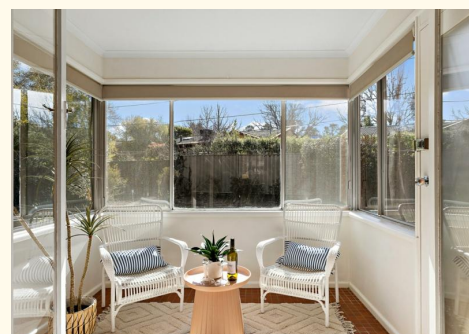
Director / Licensed Agent ACT/NSW |
troy.thompson@ljhooker.com.au

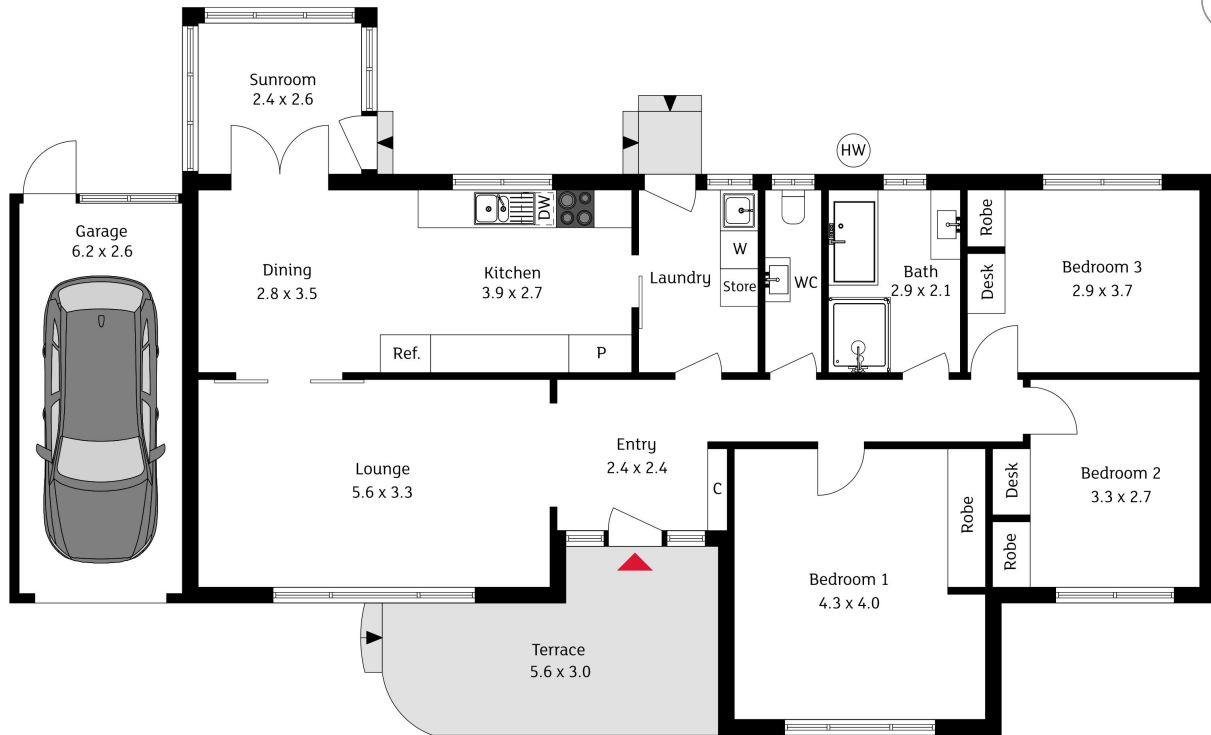
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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