



Watson, 38 Mary Kitson Street

Sophisticated Single Level Living. The Perfect Retreat for Downsizees and Executive Couples

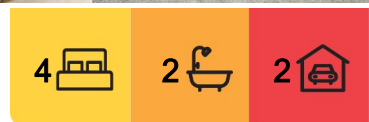
Nestled on a picturesque, tree lined street, this well presented single level home offers an inviting and low maintenance lifestyle. Ideal for downsizers seeking convenience, executive couples or families simply desiring inner north comfort, this residence strikes the perfect balance between style and practicality.

The main bedroom is a private sanctuary, complete with a walk in robe and ensuite. Meanwhile, three additional bedrooms with built in robes can easily serve as guest rooms, home offices, or hobby spaces, offering flexibility for your lifestyle.

Enjoy the choice of two separate living areas, designed to accommodate relaxation and entertaining. The north facing lounge provides a serene escape overlooking a tree lined street, while the dining area seamlessly extends to a covered alfresco space, ideal for hosting intimate gatherings or unwinding with loved ones.



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.



For Sale
UNDER OFFER

View
ljhooker.com.au/34VNGCY

Contact
Virginia Stoker
0434 610 698
virginia.stoker@ljhooker.com.au

EER ★★★★★★

LJ Hooker Gungahlin
(02) 6213 3999

The modern kitchen is well appointed with gas cooking, ample storage, and a layout that makes meal preparation easy. Comfort is ensured year round with ducted air conditioning, gas heating, and new carpeting throughout, all complemented by downlights for a contemporary ambiance.

Outside, the low maintenance yard offers a tranquil retreat with side gate access for added convenience. The double lock up garage and additional gravel parking provide ample space for vehicles, making this home as practical as it is charming.

Surrounded by natural beauty, you'll love the proximity to Watson Woodlands, EPIC, and Mount Majura for weekend adventures. With a peaceful, community focused neighborhood and effortless access to nearby amenities, this home is perfectly positioned for a refined, relaxed lifestyle.

All the work has been done, simply move in and start living your best life in this thoughtfully designed home. For families proximity to local schools is perfect with Rosary Primary, Majura Primary, Dickson College and Daramalan close by.

- 1.5kw Solar Panels
 - Main with walk-in robe and ensuite
- Additional three bedrooms with built-in robes
- North facing lounge
- Separate dining room opening to a covered alfresco area
- Gas cooking with ample storage for family needs
- Ducted air conditioning and gas heating
- New carpet and fresh paint
- Downlights throughout
- Freshly mulched gardens with side gate access
- Double lockup garage plus gravel parking for multiple vehicles
- Close to Watson Woodlands, EPIC, Mount Majura Nature Reserve
- Close to Majura Primary, Rosary Primary School, Daramalan and Dickson College
- Warm community feel suburb, perfect for comfortable, relaxed family living
- Walking distance to the Watson shops, including the boutique Knox cafe, beautician, pharmacy, restaurant, Supabarn and more.
- 1.8km walk to Phillip Avenue light rail station
- All the hard work is done, ideal for growing families seeking an easy lifestyle

THE NUMBERS

- Land Size: 457m2 approx.
- Rates: \$905.50pq approx.
- EER: 5.0



LJ Hooker Gungahlin
(02) 6213 3999

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.

More About this Property

Property ID	34VNGCY
Property Type	House
Land Area	457 m ²
EER	5
Including	Ducted Heating Evaporative Cooling Solar Panels Ensuite Gas Cooking Gas Hotwater

Virginia Stoker 0434 610 698

Licensed Agent | virginia.stoker@ljhooker.com.au

LJ Hooker Gungahlin (02) 6213 3999

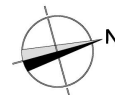
Suite 2C, Level 1, Gungahlin Village, 46-50 Hibberson Street, GUNGAHLIN ACT 2912

gungahlin@ljhooker.com.au | gungahlin.ljhooker.com.au



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.

LJ Hooker Gungahlin
(02) 6213 3999



The floor plan is not to scale, measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

38 Mary Kitson Street, Watson

Produced by DIAKRIT