







45 Ian Nicol Street, Watson

A Peaceful Outlook, A Practical Lifestyle

Positioned opposite a tranquil nature reserve in one of Watson's most desirable pockets, 45 Ian Nicol Street offers a wonderful combination of leafy surrounds, flexible living and everyday convenience. With established greenery and nature walks at the doorstep and the best of the Inner North within easy reach, this is a home that embraces a relaxed lifestyle in a well-connected location.

Natural light fills the open-plan living and dining area creating a welcoming place to unwind or gather with family and friends. The north east aspect bringing warmth from morning sunlight during winter makes this place a dream residence. Sliding doors extend the living space onto a private timber entertaining deck, framed by mature native and fruit trees and leafy surrounds. Whether enjoying a quiet morning coffee or entertaining on the weekend, this peaceful outdoor setting makes the most of its reserve-side position.

The former garage has been converted into a versatile studio or second living area, offering valuable flexibility for a range of lifestyles. Bathed in warm winter afternoon sun, this adaptable space could serve as a rumpus room, media room, home office, teenage retreat or creative studio. For those who prefer a traditional garage, the space

3 1 1

FOR SALE
$775,000+

VIEW
Wed 18th Nov @ 5:00PM - 5:30PM

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Interested parties must rely solely on their own enquiries.

also offers the potential to be converted back to its original use.

Three well-proportioned bedrooms are serviced by a central bathroom, with the added convenience of a separate toilet, ideal for busy mornings and everyday family living. A separate laundry is located within the garage area, while a driveway provides off-street parking, with additional parking conveniently available opposite the property beside the reserve.

The established garden is a highlight in its own right, featuring a selection of fruiting feijoa trees, a mulberry tree, thornless blackberry bush, Japanese flowering quince, ornamental pear, olive trees and asparagus, complemented by an array of native plants. Adding to the home's energy-conscious appeal, the property also features a 5.1kW solar panel system and solar hot water.

Combining a peaceful outlook, sun-filled living spaces, a productive established garden and adaptable accommodation, 45 Ian Nicol Street is an inviting opportunity to secure a home with genuine lifestyle appeal in an established Watson neighbourhood, close to local shops, cafes and the wider Inner North.

At a Glance:

- Three well-sized bedrooms
- Central bathroom with separate toilet
- Light-filled open-plan living and dining, drenched in warm winter morning sun
- Versatile studio or second living area, enjoying warm winter afternoon sun
- Potential to convert the studio back to a garage
- Separate laundry located in the garage area
- Private timber entertaining deck
- Established garden featuring fruiting feijoa trees, mulberry, thornless blackberry, Japanese flowering quince, ornamental pear, olive trees, asparagus and native plants
- 5.1kW solar panel system
- Solar hot water
- Driveway parking, with additional parking available opposite beside the reserve
- Directly opposite a peaceful nature reserve
- Convenient access to Watson shops, cafes and Inner North amenities
- Approx. 3-minute drive to Watson Shops
- Approx. 5-minute drive to Dickson shops, restaurants and light rail
- Approx. 10-minute drive to Canberra City Centre



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MORE DETAILS

Property ID	1HKNP0F92
Property Type	House
House Size	89.6 m2
Land Area	249 m2
EER	6

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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.

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