45 Piddington Street, Watson

Position, Potential and a Reserve Backdrop

Auction Location: Onsite - 45 Piddington Street, Watson

If you've been searching for a home with space, warmth and a beautiful connection to nature, 45 Piddington Street might just be the one.

Set on a generous 817m² block and backing directly onto the reserve leading up to Mount Majura, this well-loved four-bedroom home offers a peaceful lifestyle in one of Watson's most established, tree-lined streets.

Freshly painted and filled with natural light, the home feels bright and welcoming from the moment you step inside. Original timber floors add warmth and character, while large windows frame leafy green views from every room. The updated kitchen, complete with electric cooking and a dishwasher, makes everyday living simple and practical.

The flexible floor plan includes an extended living area or multipurpose room, ideal as a kids' playroom, home office, guest space or second living area. Outside, you'll find established gardens,

4 1 1

FOR SALE
Auction

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mature trees and a single garage, all adding to the home's sense of privacy and charm.

With the reserve as your backyard, weekend walks, bike rides and spotting local wildlife become part of daily life. And with the home sitting comfortably on the block, there's also exciting potential to extend at the front or rear down the track (STCA), or even build your dream home in this idyllic setting.

Just around 12 minutes to the Canberra City Centre, with light rail access along Northbourne Avenue and the Watson Shops only a short stroll away, the location is as convenient as it is peaceful. There's even a playground in the street and schools within easy walking distance, making it a wonderful place to call home.

Block: 817m2
Internal: 125m2 (Approx)
Garage: 26m2 (Approx)
EER: 0.5m2
Rates: $4,887 per annum (Approx)
Land Tax: $10,140 per annum (Approx

Features:

- 4 bedrooms
- 1 bathroom
" Single garage
" Spacious 817m² block
- Backs directly onto the reserve with access to Mount Majura
- Freshly painted throughout
- Updated kitchen with electric cooking
- Beautiful original timber floors
- Light-filled interiors with leafy outlooks
- Established gardens and mature trees
- Scope to extend front and rear (STCA)
- Quiet, tightly held, tree-lined street

Whats nearby:

" Mount Majura —0 km (direct reserve access)
" Watson Shops —approx. 0.4 km
" Majura Primary School —approx. 0.5 km
" Dickson College —approx. 2.5 km
" Dickson Shops —approx. 2.7 km
- Australian Catholic University —Canberra Campus —approx. 1.5 km
" EPIC (Exhibition Park in Canberra) —approx. 2.5 km
" Canberra City Centre —approx. 8 km
" Light Rail Stop (Phillip Avenue) —approx. 1.2 km

Disclaimer:
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Photography Disclaimer: Some images may have been virtually staged to better showcase the true potential of the rooms and spaces in the home. Alternatively, while the property may have been staged for photography, it might be vacant during your inspection.

EER

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MORE DETAILS

Property ID	2F1XFHK
Property Type	House
EER	0.5

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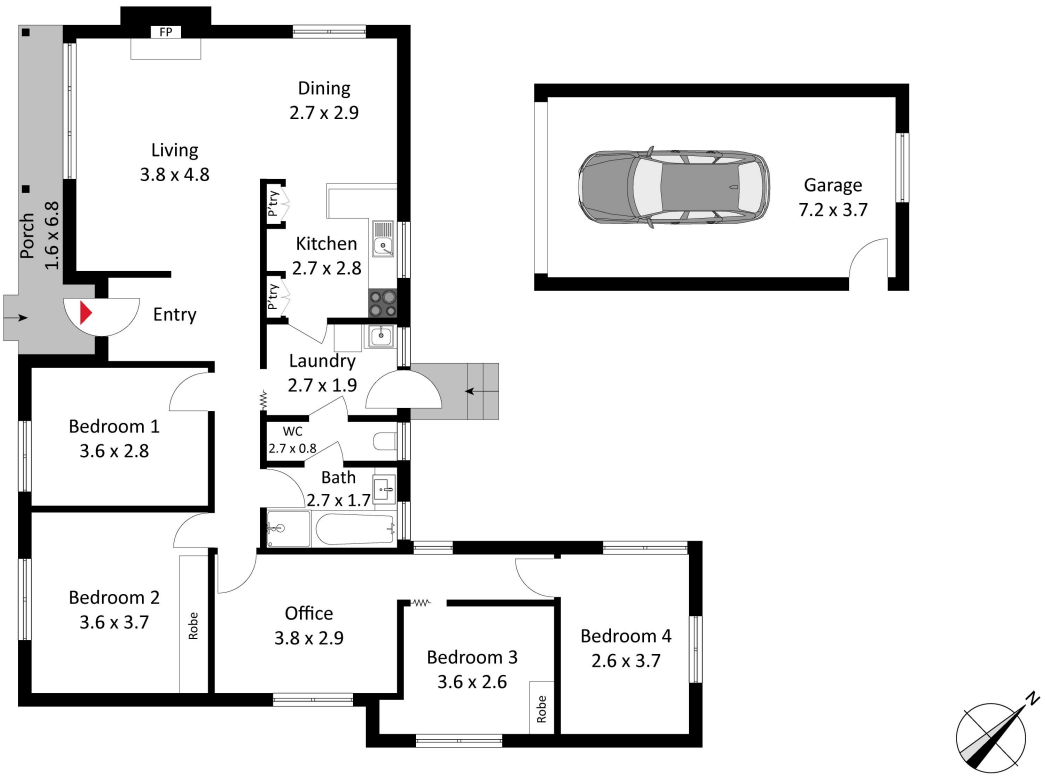

The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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