



55 Negus Crescent, Watson

Modern Sophistication with Exceptional Everyday Comfort

Auction Location: On Site

Natural light, generous proportions and thoughtful design come together to create a home that feels immediately welcoming. Positioned opposite the peaceful surrounds of Justice Robert Hope Park Reserve, this beautifully balanced two-storey residence combines contemporary style with everyday functionality, offering spaces to gather, retreat and entertain with ease. Every detail has been carefully considered, from the warmth of the timeless red brick fae to the quality finishes that elevate every room.

Designed around effortless living, the heart of the home brings together the kitchen, dining and living areas in one light-filled open space. Elegant pendant lighting creates a striking focal point above the kitchen, while expansive windows draw natural light deep into the home. Reverse-cycle air conditioning services the living area, with ducted heating and cooling throughout ensuring year-round comfort. A powder room on the lower level and thoughtfully integrated custom shelving further enhance the home's practicality without compromising on style.

4 3 2

AUCTION

Sat 8th Aug @ 11:30AM

VIEW

Thu 23rd Jul @ 5:00PM - 5:30PM

AGENTS

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Interested parties must rely solely on their own enquiries.



A versatile study or multi-purpose room on the lower level offers exceptional flexibility, complete with its own outdoor access, making it equally suited as a home office, children's retreat, guest room or creative space. Upstairs, generously proportioned bedrooms provide peaceful accommodation, while the beautifully appointed main bathroom features a double vanity and bath, creating a luxurious place to begin and end each day. Quality curtains and plantation shutters throughout add warmth, privacy and a timeless finish.

The connection between indoors and out is seamless. Sliding doors open onto a covered alfresco where electronic louvre panels allow you to entertain comfortably throughout every season. Landscaped gardens, stone retaining walls and a welcoming front courtyard create a private outdoor sanctuary that is as low maintenance as it is inviting, while the classic red brick exterior gives the home enduring street appeal and character.

Whether it's quiet mornings in the sunshine, evenings entertaining family and friends or simply enjoying the comfort of a beautifully designed home, this is a residence that delivers effortless liveability in one of the area's most desirable locations. With Justice Robert Hope Park Reserve directly opposite, Maliyan Park and the Inner North Playground just moments away, the location offers an exceptional balance of nature, recreation and everyday convenience.

AT A GLANCE

- Contemporary two-storey residence with timeless red brick facade
- Opposite Justice Robert Hope Park Reserve
- Spacious open-plan living and dining with abundant natural light
- Designer kitchen with pendant lighting, quality appliances and excellent storage
- Versatile study or multi-purpose room with separate outdoor access
- Reverse-cycle air conditioning to the living area plus ducted heating and cooling throughout
- Convenient powder room on the lower level
- Custom shelving to the lower level
- Generous bedrooms with built-in storage
- Stylish bathroom featuring double vanity and bath
- Quality curtains and plantation shutters throughout
- Covered alfresco with electronic louvre roof for year-round entertaining
- Landscaped front courtyard with established gardens and stone retaining walls
- Seamless indoor-outdoor connection
- " Quality finishes and thoughtful design throughout
- " Moments to Maliyan Park, the Inner North Playground, schools, shopping, cafés and public transport

THE NUMBERS

Land size: 311 sqm approx.

Total living: 194.9 sqm approx.

Garage: 36.9 sqm approx.

EER: 5.5

Built: 2025

Rental appraisal: \$760 per week

Rates: \$3,470 p.a (approx.)

Land Tax: \$6,467 p.a (approx. only applicable if rented)

UV (2025): \$581,000



MORE DETAILS

Property ID	3735GCY
Property Type	House
House Size	195 m2
Land Area	312 m2
EER	5.5
Including	Ducted Cooling Ducted Heating

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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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