







68 Whitmore Crescent, Watson

A Welcoming Watson Retreat

Enjoy the comfort and independence of your own home at 68 Whitmore Crescent, Watson. Set within the welcoming community of The Fair, this well-presented three-bedroom courtyard home combines appealing Italian-villa character, updated interiors and easy-care living in Canberra's sought-after Inner North.

The single-level layout centres around an open-plan living and dining area, complemented by timber flooring, fresh paint and reverse-cycle heating and cooling. The modern kitchen features stainless-steel appliances, a dishwasher and generous storage, while all three bedrooms include built-in robes. A bathroom with separate shower and bathtub, separate toilet and dedicated laundry add everyday practicality.

Step outside to the fully enclosed, established courtyard, providing a private space to relax, entertain or enjoy the garden without the upkeep of a large block. A single lock-up garage with internal access and additional storage complete the home.

Beyond the home itself, The Fair offers something special, a welcoming community atmosphere where you're buying into more than just a property. With shared spaces including a community garden, hall and park, it's an opportunity to enjoy a relaxed, connected

3 1 1

FOR SALE
$740,000+

VIEW
Sun 1st Nov @ 9:45AM - 10:15AM

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

lifestyle while still having the privacy and independence of your own home.

Mount Majura's walking trails are nearby, while Watson's local shops, schools and parks are within easy reach. Dickson's vibrant shopping and dining precinct, light rail, EPIC and major arterial roads provide excellent connectivity, with Canberra City just a short drive away.

An appealing opportunity for first-home buyers, couples, young families, downsizers or investors seeking comfortable, low-maintenance living in a convenient Inner North location.

Internal: 91m2
Block: 201 m2
EER: 6
Rates: $2,889 per annum (approx)
Community title levy: $1,238 per annum (Approx)

Property Features:

" Three bedrooms, all with built-in robes
" Approx. 90m² internal living on a 202m² block
• Single-level layout with open-plan living and dining
• Updated timber flooring, fresh paint and curtains
• Modern kitchen with stainless-steel appliances and dishwasher
• Reverse-cycle heating and cooling plus additional wall heater
• Bathroom with separate shower and bathtub
• Separate toilet and dedicated laundry
• Private, enclosed courtyard with established gardens and side-gate access
• Single lock-up garage with internal access and additional storage
• Community title with shared garden, hall and park

What's Nearby

" Mount Majura Nature Reserve —approx. 0.5km
" Watson shops —approx. 1.4km
" Majura Primary School —approx. 1.7km
" EPIC and Capital Region Farmers Market —approx. 2.0km
" EPIC Light Rail Stop —approx. 2.1km
" Dickson shopping and dining precinct —approx. 3.0km
" Lonsdale Street, Braddon —approx. 5.5km
" Canberra City —approx. 7.0km

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.



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MORE DETAILS

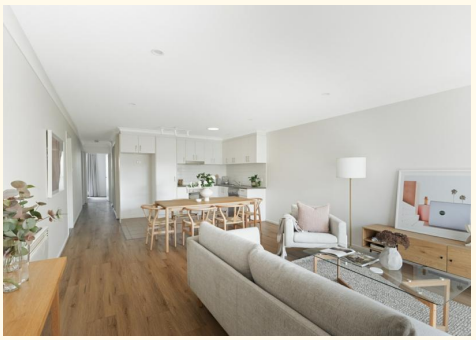
Property ID	2GK9FHK
Property Type	House
EER	6

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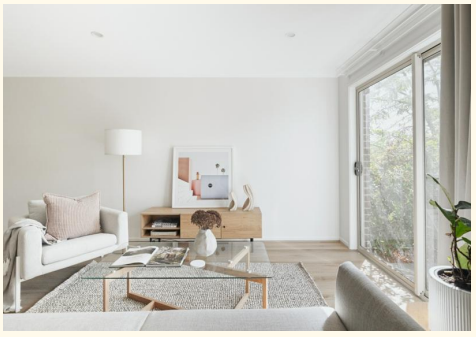
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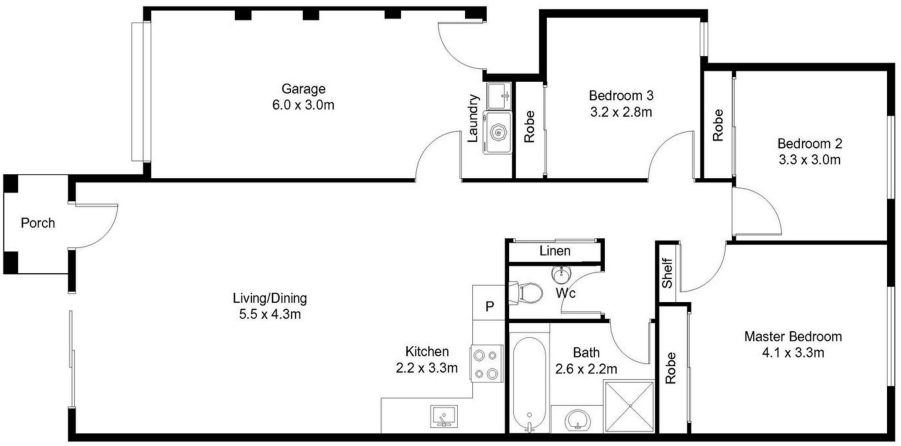








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FLOOR PLAN

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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