



95 Irvine Street, Watson

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## A Family Sanctuary Designed for Every Stage of Life

Auction Location: On Site

Positioned in a peaceful, tree-lined street within one of Watson's most sought-after pockets, this beautifully renovated family home offers an exceptional blend of space, comfort, and flexibility. Thoughtfully designed to cater to small children, growing teenagers, and adults alike, the home provides an abundance of indoor and outdoor living options to suit every lifestyle.

At the heart of the home is a stunning award-recognised kitchen, a finalist in the 2017 HIA ACT/NSW Awards for Best Renovated Kitchen. Featuring premium Miele appliances including an induction cooktop, oven, microwave and dishwasher, the oversized kitchen is complemented by a dedicated study nook with built-in shelving and desk, making it ideal for modern family living.

Accommodation includes four generous bedrooms, three of which are double-sized, all complete with built-in robes. Two spacious living areas provide excellent separation for families, while the fully renovated bathrooms, laundry and kitchen ensure the home is ready to enjoy from day one. Both bathrooms feature luxurious underfloor

**FOR SALE**  
Auction

### AGENTS

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### AGENCY

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Interested parties must rely solely on their own enquiries.



heating, while a brand-new Daikin ducted heating and cooling system, instant gas hot water, double glazing and a working open fireplace deliver year-round comfort.

Step outside and discover a truly remarkable garden setting. Beautifully established, shady gardens with irrigation create a private oasis, while multiple outdoor entertaining spaces, including a deck, covered alfresco area, courtyard with umbrella, and a tranquil sitting area beneath a mature tree, offer endless opportunities to relax, entertain and enjoy the outdoors.

Adding to the home's versatility are two separate studio spaces. A large studio provides the perfect solution for guest accommodation, a home office, children's retreat, or additional living area, while the separate Stilla cedar studio offers endless possibilities as an artist's studio, workshop, hobby room, or additional storage. Combined with extensive storage throughout the home and studio, every practical need has been thoughtfully considered.

Perfectly positioned within walking distance of the popular Watson Shops and just moments from local cafés, restaurants, quality schools, green spaces and off-leash dog walking areas, this outstanding residence offers a rare combination of space, style, flexibility and lifestyle in one of Canberra's most desirable Inner North locations. With the walking and cycling trails of Mount Majura nearby, convenient access to light rail and public transport, and the City Centre, Dickson Town Centre and Canberra Airport all within easy reach, this is a lifestyle-focused address that perfectly balances tranquillity, convenience and connectivity.

Whether you're entertaining on a grand scale, working from home, raising a family or simply seeking room to grow, this exceptional property is ready to welcome its next chapter.

Living 218m2  
Carport 18m2  
Pergola 27m2  
Games room 39m2  
Timber shed 10.8m2  
Deck 13 m2  
Block: 1011m2  
EER: 1  
Rates: \$5,509 per annum ( Approx )  
Land Tax: \$11,735 per annum ( Approx )

#### Features:

- Ideal family home with flexible spaces designed for children, teenagers and adults alike
- Four bedrooms, including three generous double-sized bedrooms
- Built-in robes to all bedrooms
- Two large living areas offering space and separation for the whole family
- Dedicated study area adjoining the kitchen with built-in desk and shelving
- Fully renovated kitchen, bathrooms and laundry
- Award-recognised kitchen, finalist in the 2017 HIA ACT/NSW Awards for Best Renovated Kitchen.
- Extra-large kitchen with premium Miele induction cooktop, oven, microwave and dishwasher
- Underfloor heating to both bathrooms
- Brand-new ducted split-system heating and cooling (installed last year)
- Working open fireplace for cosy winter evenings
- Instant gas hot water system
- Double-glazed front windows and one to the rear

- Extensive storage throughout the home
- Large studio ideal for guest accommodation, home office, children's retreat or additional living space
- Separate Stilla cedar studio suitable for an artist's studio, workshop, hobby room or additional storage
- Additional storeroom within the studio
- Beautiful established gardens with irrigation system
- Multiple outdoor entertaining and relaxation spaces, including:
- Timber deck
- Covered outdoor entertaining area
- Private courtyard with umbrella
- Tranquil sitting area beneath a mature tree
- Ideal home for entertaining and hosting large gatherings
- Peaceful, tree-lined street in a highly desirable neighbourhood
- Short stroll to reserve land and off-leash dog walking areas
- Easy walk to the popular Watson shops and local amenities

#### What's Nearby:

- " Watson Shops - The Knox Café, local restaurants, pharmacy and convenience stores approximately 650m
- Off-leash dog walking areas and local reserve land approximately 500m
- Justice Robert Hope Park and Mount Majura nature trails approximately 1.2km
- EPIC Light Rail Park & Ride approximately 2.0km
- Dickson Town Centre and major shopping precinct approximately 3.0km
- Canberra CBD approximately 7.0km
- Canberra Airport approximately 10.0km
- Majura Primary School approximately 1.0km Majura Primary School
- Rosary Primary School approximately 900m Rosary Primary School
- North Ainslie Primary School approximately 2.5km
- Blue Gum Community School approximately 2.7km
- Daramalan College approximately 2.5km
- Dickson College approximately 2.8km
- Lyneham High School approximately 4.5km
- Merici College approximately 5.0km
- Emmaus Christian School approximately 3.0km

#### 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.



## MORE DETAILS

|               |         |
|---------------|---------|
| Property ID   | 2FXUFHK |
| Property Type | House   |
| House Size    | 218 m2  |
| Land Area     | 1010 m2 |
| EER           | 1       |

**Andrew Grenfell 0424 858 529**

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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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