



Watson, 15/14 Federal Highway

Perfect entry into Watson.

Set within a quiet, leafy green, and well-maintained complex you will find an opportunity to buy into the popular 'Bremen' development just 10 minutes from Canberra's City centre. This spacious 3-bedroom townhouse is built to live in with convenience and comfort at top of mind. The well thought out floorplan incorporates a generous living area on the ground floor, a full-size kitchen, dining area, laundry room with a separate toilet, 3 generously sized bedrooms, 2 bathrooms and a private courtyard. If you are looking for your entry into the thriving community of Watson, this is it!

Before you even step foot in the property, what's unique about these homes is your own secure driveway and front garden. This allows for a second parking space and more enclosed outdoor space for young children or a pet to play, your growing garden or another place to relax and enjoy the northerly aspect.

Upon entry, you'll enter the main living area which offers plenty of space and natural light,



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3 2 1

For Sale
\$681,000+

View
ljhooker.com.au/1DXHQMF92

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has been freshly painted and well looked after. Moving into the next part of the home is the dining and kitchen area which also includes internal access to the laundry room, separate toilet, and single lock up garage. The kitchen has been well looked after and is in pristine condition. Well-equipped with lots of storage space, a brand-new dishwasher, gas cooktop, electric oven, and plenty of bench space for meal preparation and a breakfast bar.

Following off the dining area, the laundry room leads you to the garage which includes an under-staircase storage room. Whilst it's great having 2 car spaces on your property, a lot of people in the complex have found value in converting this area into another living space, bedroom, office, studio and more! If you're looking for a 3-bedroom home with multiple living spaces, this properties potential is endless and not to be ruled out!

All 3 bedrooms located upstairs have been freshly painted and include built in robes and carpet throughout. The main bedroom also boasts views of Mount Majura and its own private ensuite.

Complete with LED lighting, ducted gas heating, which was fully replaced in 2020, gas hot water and ceiling insulation, this home is low maintenance and ready to be moved into and make your own. You are within walking distance of the local shops and schools, EPIC farmers market, public transport, Mount Majura nature reserve and so much more, this is truly the perfect entry opportunity you've been waiting for.

Internal Living: 120m2 (approx.)

Garage: 20m2 (approx.)

Body Corp: \$1,032 per quarter

EER: 6 Stars

Features:

- 3 Bedrooms with built in robes all freshly painted
- 2 Bathrooms upstairs
- Separate toilet downstairs
- Ducted gas heating (replaced in 2020)
- Gas hot water
- All carpets recently steam cleaned
- Gas cooktop
- Electric oven
- New dishwasher
- Private front and rear courtyard
- Single car garage with electric roller door
- NBN connection to residents.



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