







17 Willunga Court, Watson

Designed for Modern Living, Positioned for Convenience

Private inspections available by appointment

Modern, spacious and thoughtfully designed, this contemporary two-storey townhouse delivers the perfect balance of style, comfort and low-maintenance living in one of Watson's newest residential pockets. With multiple living areas, quality inclusions and a practical floorplan, it's a home that will appeal to owner-occupiers and investors alike. Currently tenanted, it also presents an excellent opportunity to secure an established investment in one of Canberra's most sought-after Inner North suburbs.

The Home

Designed with modern living in mind, the home offers a well-considered layout that provides both space and flexibility.

Downstairs, the light-filled open-plan living and dining area creates an inviting hub for everyday life, flowing seamlessly to the private rear courtyard for easy indoor-outdoor living. The contemporary kitchen is both stylish and functional, featuring electric cooking, a dishwasher and a generous island bench that's perfect for casual meals or

3 2 2

FOR SALE
$895,000+

VIEW
Sat 7th Nov @ 1:30PM - 2:00PM

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

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entertaining. A European-style laundry completes the lower level without compromising living space.

Upstairs, a second living area provides valuable flexibility as a family retreat, media room or home office. All three bedrooms include built-in wardrobes, while the main bedroom enjoys the privacy of its own ensuite. The main bathroom features a full-sized bath and a separate toilet, making the home as practical as it is comfortable.

Ducted reverse-cycle heating and cooling, NBN connectivity, double roller blinds throughout and a 3kW solar system complete a home designed for year-round comfort and energy-efficient living.

The Outdoor Space

The private rear courtyard offers the perfect place to relax, entertain or simply enjoy the outdoors, all without the maintenance of a larger block. Rear access adds everyday convenience, while the side-by-side double lock-up garage with internal access provides secure parking along with valuable storage space.

The Location

Watson continues to be one of Canberra's most desirable Inner North suburbs, renowned for its leafy streets, welcoming community and exceptional convenience. Enjoy easy access to the Watson Shops, local cafés, Mount Majura's walking trails, quality schools and the light rail, while Dickson Town Centre and Canberra's CBD are only minutes away. It's a location that combines a relaxed suburban lifestyle with outstanding connectivity.

Features at a Glance

- Contemporary two-storey townhouse
- 169sqm of living area + 49sqm courtyard
- Three bedrooms, all with built-in wardrobes
- Ensuite to the main bedroom
- Main bathroom with bath and separate toilet
- Spacious open-plan living and dining
- Separate upstairs living area/rumpus
- Modern kitchen with island bench, dishwasher and electric cooking
- Ducted reverse-cycle heating and cooling
- Double roller blinds throughout
- European-style laundry
- Private rear courtyard with rear access
- Side-by-side double lock-up garage with internal access
- NBN connected
- 3kW solar system



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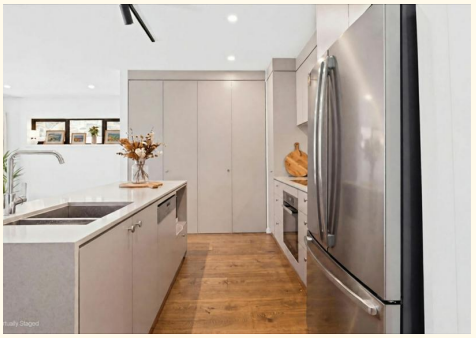
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MORE DETAILS

Property ID	1HKNJ6F92
Property Type	Townhouse
House Size	169 m2
EER	6

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Ground Floor



Level 01

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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