



20 Carcoar Terrace, Watson

## Charming Townhouse in Watson's Heart




Auction: Wednesday, 3rd June 5:30pm  
Location: LJ Hooker Canberra City

### FIND

Located in the vibrant suburb of Watson, this charming townhouse offers a perfect blend of urban convenience and natural beauty. Watson is known for its community feel and proximity to some of Canberra's most beloved green spaces. Enjoy easy access to local shops, cafes, and the bustling markets that make weekends a delight. Nearby schools, such as Majura Primary School, make this an ideal location for families seeking quality education options.

### LIVE

Step inside this thoughtfully designed two-bedroom townhouse, where liveability meets style. The open-plan layout and sleek floorboards create a warm and inviting atmosphere. Modern amenities like ducted heating and cooling ensure year-round comfort, while the spacious living areas are perfect for both relaxation and entertaining. With a private courtyard, you have the perfect spot for outdoor dining or simply unwinding in your own little oasis.

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### FOR SALE

Price Guide \$675,000+

### VIEW

Sat 23rd May @ 11:30AM - 12:00PM

### AGENTS

Tahmeed Towfiq  
0469 706 586  
tahmeed.towfiq@ljhcanberracity.com.au

### AGENCY

LJ Hooker Canberra City  
(02) 6249 7700

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



## LOVE

You'll love the convenience of a remote garage and the peace of mind it brings. The valley views provide a picturesque backdrop that enhances the sense of tranquility. Whether you're a first-time buyer or looking to downsize without compromising on comfort, this property offers a harmonious blend of practicality and charm.

### Features

- Located at Norrebro
- Internal access garage
- Ducted heating & cooling
- Vacant possession
- Large windows
- Floorboards to living area
- Carpets to bedroom
- Gas cooking
- Low maintenance courtyard
- Walk-in-robe
- Ensuite with dual vanity
- Seperate laundry

### Essentials:

- Year built: 2020
- Living area: 92sqm
- Courtyard: 17sqm
- Garage: 21sqm
- Total space: 130sqm
- Strata: \$2,758 p.a. (approx)
- Rates: \$1,624 p.a. (approx)
- Land tax: \$2,158 p.a. (approx) investors only

## MORE DETAILS

Property ID	2FMQFHK
Property Type	Townhouse
EER	6
Including	Ducted Cooling Ducted Heating Courtyard Dishwasher Floorboards Remote Garage Liveability

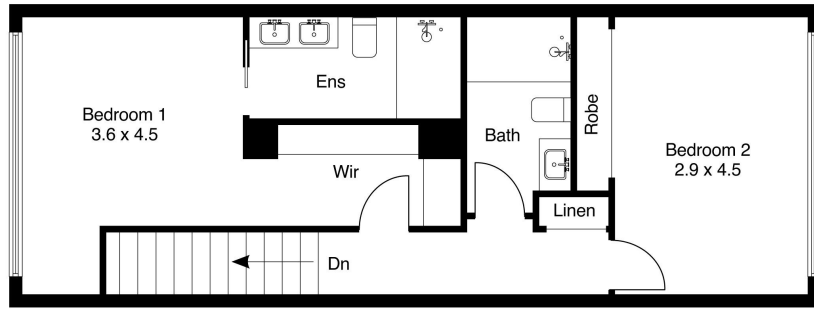
### Tahmeed Towfiq 0469 706 586

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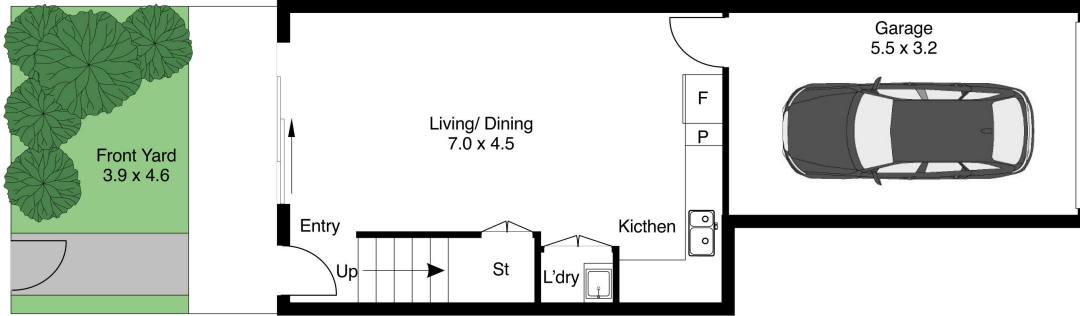
### LJ Hooker Canberra City (02) 6249 7700

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Floor 2



Floor 1



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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