

20 Carcoar Terrace, Watson

## Charming Townhouse in Watson's Heart

Auction 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 opportunities.

### 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.

### LOVE

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.

2 🏠 2 🚿 1 🚗

### FOR SALE

\$650,000+

### VIEW

Sat 13th Jun @ 2:00PM - 2:30PM

### AGENTS

Tahmeed Towfiq

0469 706 586

tahmeed.towfiq@ljhcanberracity.com.au

### AGENCY

LJ Hooker Canberra City

(02) 6249 7700



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

#### Disclaimer:

Disclaimer: All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.

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

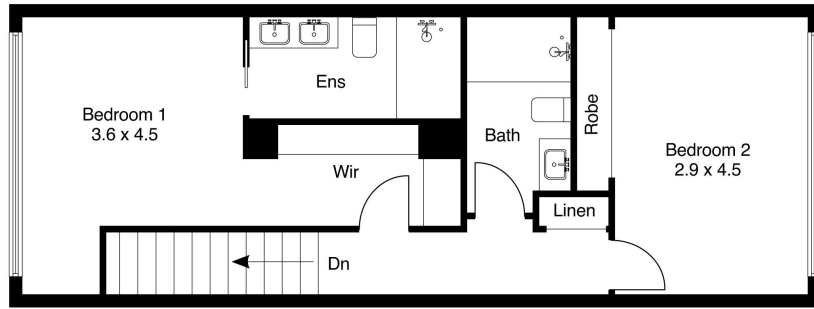
### Tahmeed Towfiq 0469 706 586

ACT & NSW Licensed Agent |  
tahmeed.towfiq@ljhcanberracity.com.au

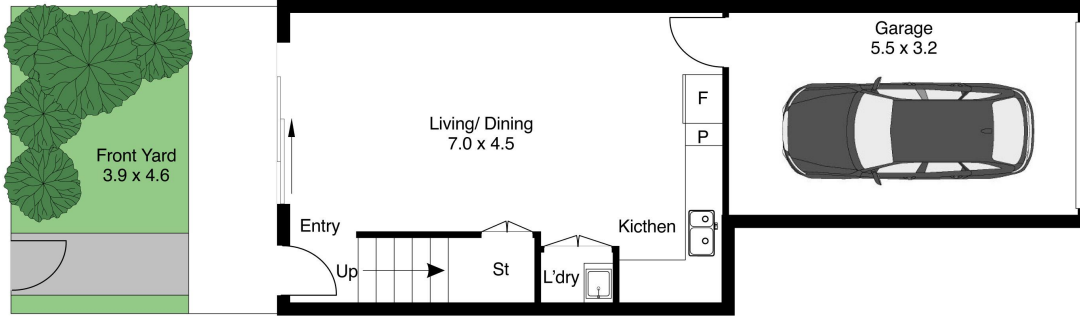
### LJ Hooker Canberra City (02) 6249 7700

1st Floor, 182 - 200 City Walk, CANBERRA CITY ACT 2601  
canberracity.ljhooker.com.au | sales@ljhcanberracity.com.au





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.

## 20 Carcoar Tce, Watson