



Watson, 25B Negus Crescent

Spacious Townhouse at Watson

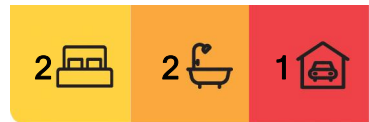
This property offers an incredible opportunity for first-time buyers or those looking to downsize without compromising on quality. Boasting two spacious bedrooms and two well-appointed bathrooms, this home ensures privacy and functionality for its occupants. The additional study area provides a versatile space perfect for remote work or as a cozy reading nook.

Positioned in the vibrant suburb of Watson, you'll enjoy the benefits of a friendly community atmosphere while being in close proximity to the bustling city life of Canberra. The area is known for its greenery and accessibility to nature, with scenic walking and biking trails nearby. The townhouse's courtyard offers an inviting outdoor space to relax or entertain guests, all while enjoying picturesque mountain views that serve as a stunning backdrop.

Watson is home to excellent educational institutions, making it an ideal location for



Disclaimer: 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.



For Sale
Price Guide \$665,000+

View
ljhooker.com.au/2CCVFHK

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

EER ★★★★★★

LJ Hooker Canberra City
(02) 6249 7700

families. This property combines affordability with lifestyle perks that are hard to match. Don't miss your chance to secure this charming townhouse in one of Canberra's most sought-after suburbs.

Features:

- Study nook
- Internal access garage
- Ducted heating & cooling
- Vacant possession
- Large windows
- Freshly oiled 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: 93sqm
- Courtyard: 22sqm
- Garage: 21sqm
- Total space: 136sqm
- Strata: \$2,986 p.a. (approx)
- Rates: \$1,695 p.a. (approx)
- Land tax: \$2,292 p.a. (approx) investors only
- Rental estimate: \$640 - \$650 p.w.

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.



LJ Hooker Canberra City
(02) 6249 7700

Disclaimer: 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.

More About this Property

Property ID	2CCVFHK
Property Type	Townhouse
EER	6
Including	Study Air Conditioning Ducted Cooling Ducted Heating Courtyard Dishwasher Floorboards Built-in-Robes Remote Garage

Tahmeed Towfiq 0469 706 586

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

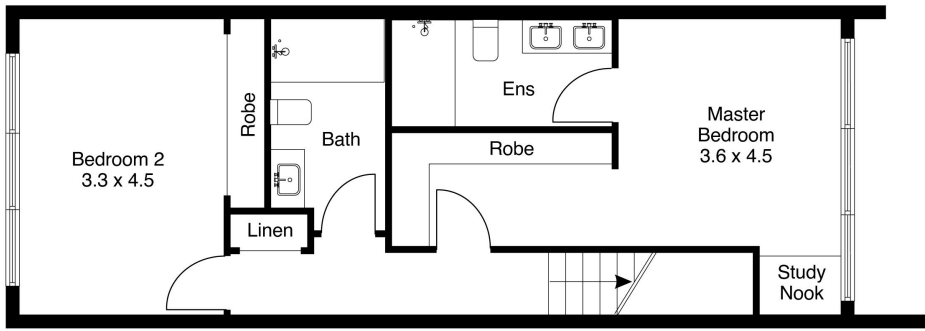
LJ Hooker Canberra City (02) 6249 7700

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

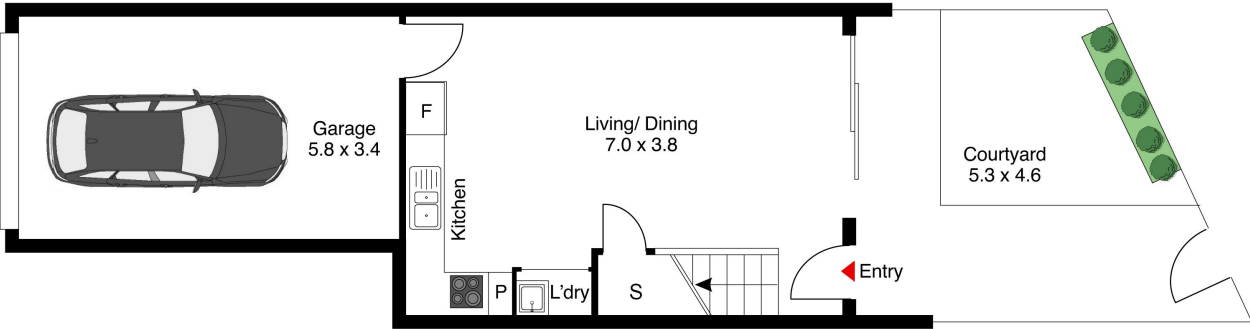


**LJ Hooker Canberra City
(02) 6249 7700**

Disclaimer: 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.



First Floor



Ground Floor



The site plan and area not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



LJ Hooker Canberra City
(02) 6249 7700

Disclaimer: 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.