

50 Carcoar Terrace, Watson




## Modern Townhouse Living in Sought After Watson

There is something about Watson that feels grounded and genuine. Leafy streets, a strong sense of community, morning walks along Mount Majura and coffee at a favourite local café. It is a suburb where children ride bikes to the park, neighbours stop to chat, and nature is never far from home. With excellent local schools, green open spaces and the newly completed park and BBQ area just behind the complex, everyday life here feels easy and connected.

Set quietly within this welcoming neighbourhood, 50 Carcoar Terrace offers a considered balance of comfort and simplicity.

Downstairs, open plan living and dining unfolds in a light filled space designed for gathering and slowing down. Sliding doors open to the private front courtyard, creating a seamless indoor outdoor connection. The kitchen is modern and thoughtfully appointed with induction cooking, generous storage and clean contemporary lines. Under stair storage and internal access from the garage ensure practicality is never compromised. Ducted heating and cooling provide year round comfort.

Upstairs, the accommodation feels generous and calm. The main

3  2  2 

**FOR SALE**  
\$829,000 +

### AGENTS

Virginia Stoker  
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virginia.stoker@ljhooker.com.au

### AGENCY

LJ Hooker Gungahlin  
(02) 6213 3999

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

bedroom is a true retreat, complete with an expansive walk in wardrobe and a spacious ensuite featuring a double vanity. Bedrooms two and three are both well proportioned with built in wardrobes, while the main bathroom includes a bath, perfect for family life or unwinding at the end of the day.

Low maintenance by design, the courtyard allows more time to enjoy what matters most. With parks, playgrounds and nature reserves just moments away, this is a home that supports a lifestyle of balance, connection and ease.

A townhouse that feels both practical and personal, in a suburb that continues to be one of Canberra's most quietly loved addresses.

#### At a Glance

- Open plan living and dining flowing to private front courtyard
- Modern kitchen with induction cooking and excellent storage
- Under stair storage
- Ducted heating and cooling throughout
- Oversized main bedroom with huge walk in wardrobe
- Spacious ensuite with double vanity
- Bedrooms two and three with built in wardrobes
- Main bathroom with bathtub
- Low maintenance courtyard
- Internal access from single garage
- Playground and BBQ area directly behind the complex
- Close to parks, nature reserves and the new Watson park precinct

#### The Numbers

- Living size: 123m2 approx.
- Body Corporate: \$833.29ppq approx.
- EER: 6

## MORE DETAILS

Property ID	36FEGCY
Property Type	Townhouse
EER	6

### Virginia Stoker 0434 610 698

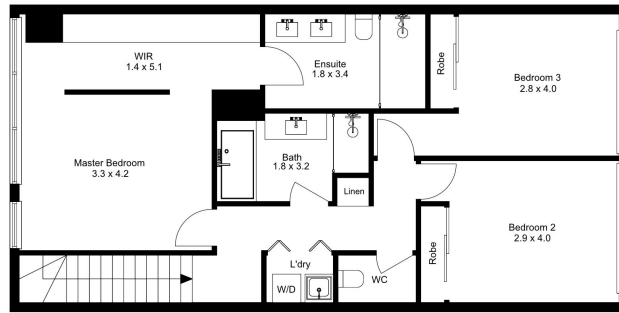
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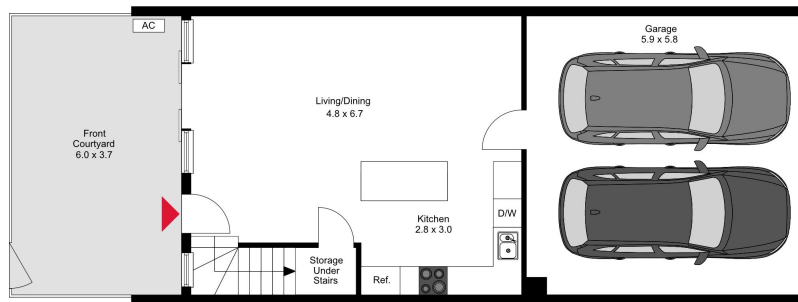
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Level 1



Ground Floor

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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