



12/10 Federal Highway, Watson

## Spacious Three-Bedroom Townhouse with Wraparound Outdoor Living

Spread over two functional levels, this well-maintained three-bedroom ensuite townhouse features generous living areas that flow to a front yard wrapping around to the rear courtyard, providing more outdoor space than most other townhouses in the complex. Whether you are upsizing with a growing family, investing, or buying your first home, this townhouse offers the perfect entry into the area.

Inside, the combined living and dining area is light-filled and welcoming, with slate flooring throughout the ground-floor living spaces. A large window frames garden views and floods the space with natural light. The kitchen and adjoining second living area at the rear form a functional hub for everyday living. Reverse cycle air conditioning to the living areas and the main bedroom provide year-round comfort.

The kitchen is fitted with gas cooking, timber-look cabinetry, ceramic blue splashback and dark benchtops, in connecting seamlessly with the outdoor entertaining area, ideal for dining and relaxing with family and friends.

3 2 1

**FOR SALE**

\$680,000+

**AGENTS**

Andrew Grenfell

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**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.

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Upstairs, all three bedrooms are generous in size and include built-in wardrobes. The main bedroom enjoys a private ensuite and a central family bathroom with a bathtub completes the upper level.

The home enjoys a private garage with internal access. The gardens are low maintenance, creating a secure and spacious area for children and pets.

Positioned in a convenient inner-north location, the home is within walking distance of Watson shops and the EPIC fresh food markets. Dickson, Braddon, and the city are all close by, along with local parklands, schools, and public transport, including bus and light rail connections. This townhouse offers a rare combination of space, privacy, and easy access to everything Canberra's inner north has to offer.

Internal: 120m<sup>2</sup>

Garage: 17m<sup>2</sup>

EER: 4.5 Stars

Rates: \$1,947 per annum ( Approx )

Land Tax: \$2,556 per annum ( Approx )

Body corporate: \$4,176 per annum ( Approx )

Tenanted until 17 Dec 2025

#### Features:

- Three-bedroom townhouse
- 1 main bathroom and 1 private ensuite
- Slate flooring in ground-floor living areas; carpet in bedrooms
- Generous living and dining areas with abundant natural light
- Additional outdoor space with access along the left side of the property
- Two connected courtyards, larger than typical in the complex with low maintenance gardens
- Gas cooking
- Reverse cycle air conditioning in living area and main bedroom
- 3 upstairs bedrooms with built-in wardrobes and carpet
- Central family bathroom with bathtub upstairs
- Private with internal garage access
- Convenient inner-north location: walking distance to Watson shops and EPIC markets
- Close to Dickson, Braddon, the CBD, parklands, schools, bus and light rail

#### Whats nearby:

Light rail stop 1.5km ( 16min walk )

EPIC fresh food markets 2 min walk

Watson Shops 2km ( 20 min walk )

Dickson Shopping centre 3km ( 5min drive )

Canberra city centre 5.5km ( 10 min drive )

EER  

## MORE DETAILS

Property ID 2EGPFHK  
Property Type Townhouse  
EER 4.5

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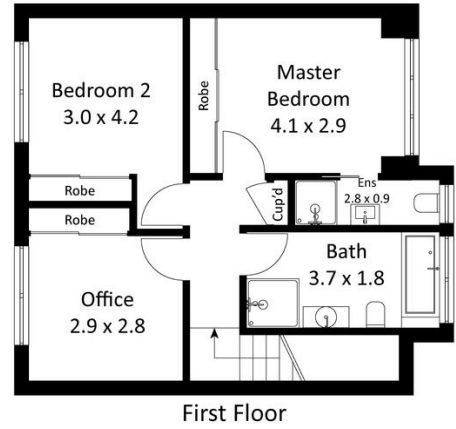
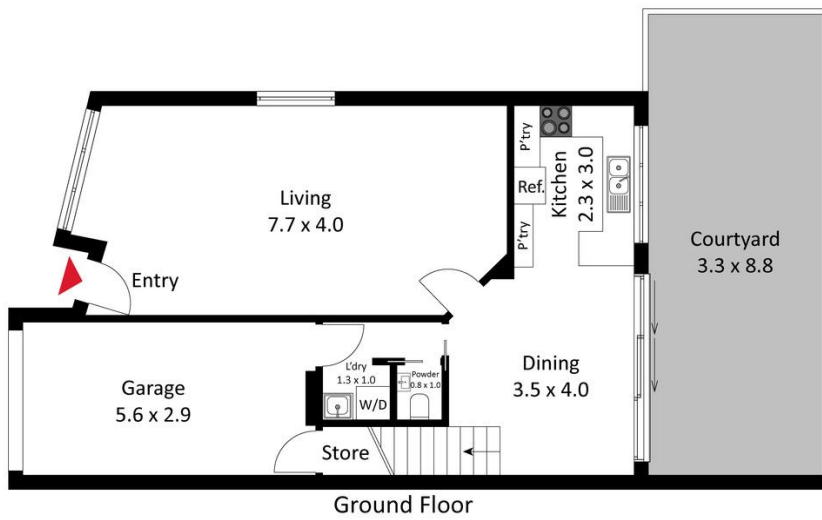
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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