



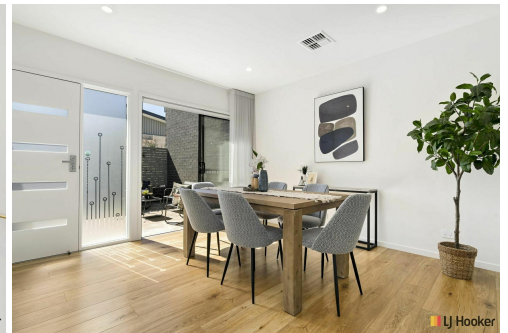
LJ Hooker



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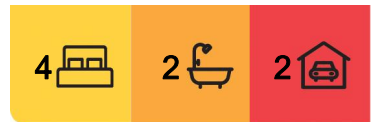
Watson, 2/19 Phippard Court

Convenience with a Touch of Serenity

Auction Location: Onsite

Located in a boutique development of just 9 exclusive townhouses in the Olayo complex, right next to the Mount Majura nature reserve, welcome to the elegantly serene 2/19 Phippard Ct in Watson.

Split over 2 levels, you'll enter the property on the ground floor to find all the main living areas, a beautiful kitchen, laundry, master bedroom, and an extra wash closet. The kitchen truly is a standout, quite literally placed in the heart of the home. Featuring a large island bench, double sink, quality AEG appliances, electric cooking, plenty of storage space, a large walk-in pantry, and beautiful finishes such as the brass cupboard handles, this kitchen is fully equipped to either entertain guests or for the busy family in the morning getting lunches ready and eating breakfast before heading off for the day.



Auction
Sat 18th May @ 10:00AM

View
Sat 18th May @ 9:30AM - 10:00AM

Contact
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EER ★★★★★

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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.

On both sides of the kitchen, you'll find the dining and living area which features hardwood flooring and LED lighting throughout. Simple, elegant, light, and spacious; both these areas offer plenty of potential to make the space your own, not to mention both spaces seamlessly integrate indoor/outdoor flow of living. The dining area opens to the front enclosed courtyard whilst the living area slides open to the back enclosed courtyard, both a blank canvas waiting to be transformed into more spaces for the family to enjoy. You'll also enjoy a generously sized laundry room, wash closet, linen cupboard, and internal access to the double garage on the ground floor.

And that's not it for the lower level! Convenience is of the utmost value here, featuring the master bedroom on the ground floor, making it a great option for downsizers as well. You'll find the master suite is more than comfortable offering plenty of space to make it your own private oasis, direct access to the back courtyard, a large walk-in closet and impressive ensuite featuring floor to ceiling tiles, waterfall shower and under-floor heating, perfect for Canberra's cold weather.

Moving upstairs, you'll find 3 generously sized bedrooms all carpeted with LED lights and built-in robes. The main bathroom upstairs also features floor to ceiling tiles, under-floor heating, shower, and under sink storage. Additionally, there is a feature bathtub and a separate wash closet for added convenience. The landing space in the middle of all the rooms offers another small space that can be used as a study area.

On offer here is a large family home with little to no maintenance responsibilities. A new build with nothing to do but move in and make your own. Suitable for families at any stage in life, the home embodies easy modern living, with peaceful surroundings, outside of all the hustle and bustle, whilst only a short trip away from Canberra's city centre. If you're in the market looking to upsize or downsize into something more low maintenance, contact us today to organize your next inspection!

Internal: 157m²

Garage: 39m²

Front courtyard: 17m²

Rear courtyard: 14m²

EER: 6 Stars

Features:

- 4 Generously sized bedrooms including master, all with built-in robes
- Master bedroom with walk-in closet and ensuite
- Stone benchtops
- AEG appliances
- Electric cooktop
- Ducted rangehood
- Large island bench with double sink
- walk-in pantry
- Timber floors to living and kitchen
- LED lighting
- Soaring raked ceilings up to 4m
- Double glazing
- Ducted heating and cooling to all living and bedroom spaces
- Floor to ceiling tiles and under-floor heating in main bathroom and ensuite



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- Private enclosed courtyards to both the front and back of the home.
 - Double garage
- About the area:
- Close proximity to local schools and shops including the Dickson shopping centre
 - Short trip to city centre
 - Walking distance to nearby nature reserves and walking trails
 - Short drive to EPIC farmers market

More About this Property

Property ID	1DXHMSF92
Property Type	Townhouse
House Size	157.72 m ²
EER	6

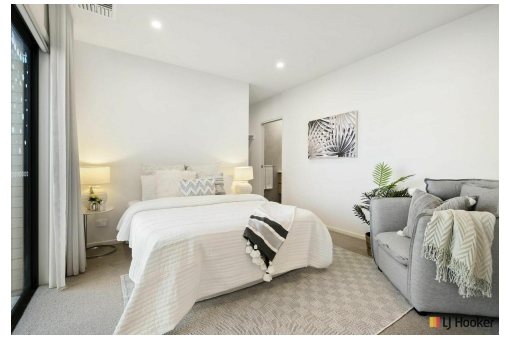
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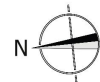
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Ground Floor



First Floor

The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

2/19 Phippard Court, Watson

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