

28/14 Federal Highway, Watson




## Big on Space, Brilliant on Lifestyle

This thoughtfully designed townhouse offers generous proportions and a peaceful lifestyle in one of Canberra's most desirable Inner North suburbs.

Step inside to a light-filled, oversized living area that offers plenty of space to relax and unwind. Flowing effortlessly from here is a versatile second living or dining space, ideal for entertaining or adapting to your lifestyle needs. At the heart of the home, the well-appointed kitchen features ample bench space, abundant storage, a breakfast bar, and a quaint view over the private courtyard.

The indoor living seamlessly extends outdoors, with sliding doors opening to a generous paved courtyard, the perfect setting for summer barbecues, morning coffees, or alfresco dining. Upstairs, you'll find three spacious bedrooms, each with built-in robes. The main bedroom boasts a private ensuite, while a separate downstairs toilet adds convenience for guests. Ducted gas heating keeps the home cosy during Canberra's cooler months, and the lock-up garage with internal access ensures secure and easy entry.

Freshly painted and carpeted throughout, this home is move-in ready,

3  2  1 

**FOR SALE**  
\$680,000

### AGENTS

Stephen Bunday  
0416 014 431  
[stephen.bunday@ljhdickson.com.au](mailto:stephen.bunday@ljhdickson.com.au)

Brenden Mowat  
0430 403 801  
[brenden.mowat@ljhdickson.com.au](mailto:brenden.mowat@ljhdickson.com.au)

### AGENCY

LJ Hooker Dickson  
(02) 6257 2111

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

offering an ideal opportunity for first-home buyers, downsizers, or investors seeking a quality property in a prime location.

Located in a well-connected pocket of Watson, you're just moments from the light rail, offering direct access to Braddon and the City. Enjoy weekend strolls to EPIC for the popular farmers markets, or take a short three-minute drive to the Watson Shops, home to the iconic Knox Café, beloved for its cult-favourite Reuben sandwich and welcoming community vibe. You'll also find the local IGA, takeaway, post office, and chemist all within easy reach.

- Generously oversized living area with versatile second living or dining space
- Well-appointed kitchen with breakfast bar, ample bench space and storage
- Sliding doors open to a spacious paved courtyard
- Three upstairs bedrooms, all with built-in robes
- Separate downstairs toilet for added convenience
- Ducted gas heating
- Freshly painted and carpeted throughout
- Lock-up garage with internal access
- Moments from the light rail with easy access to Braddon and the City
- Close to EPIC and the popular Saturday farmers markets
- Within a 3-minute drive to the Watson Shops

## MORE DETAILS

Property ID	1HKMTNF92
Property Type	Townhouse
House Size	120 m2
EER	4

### Stephen Bunday 0416 014 431

Licensed Agent & Auctioneer ACT/NSW |  
stephen.bunday@ljhdickson.com.au

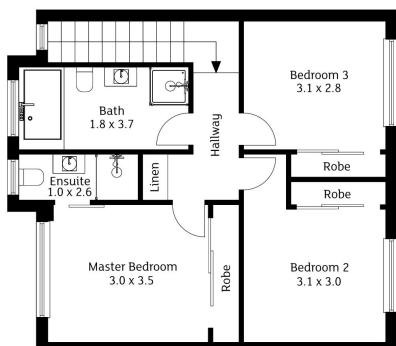
### Brenden Mowat 0430 403 801

Sales Associate to Stephen Bunday and Licensed Agent |  
brenden.mowat@ljhdickson.com.au

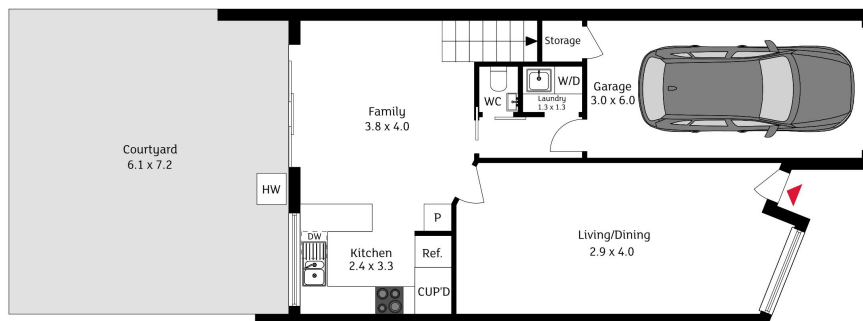
### LJ Hooker Dickson (02) 6257 2111

36 Woolley Street, DICKSON ACT 2602  
dickson.ljhooker.com.au | info@ljhdickson.com.au





First Floor



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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