

1 Flos Greig St, Watson, ACT 2602

Sold - 3/09/2022

House 4 2 2



The perfect Majura Rise lifestyle!

Auction Location: Onsite

Open for Inspection

By Appointment.

When walking into this property you will fall in love with how open, light, and spacious the spaces are. The floorplan is open but clever in how it offers segregation from each space. North facing to the front the entire living is drenched in natural light. From the low maintenance gardens, quality fixtures and fittings, to the versatile, accommodating floor plan, every aspect exudes a lovely family home. Located in one of Watson's most sought-after locations, there's nothing to do but move in and enjoy. This property will be your gateway into the wonderful lifestyle Watson offers and what everyone is waiting to get into!

The entrance is large in providing a space for you to place shoes, coats and to greet guests. The generously sized front living area is open and offers two separate areas for you to enjoy. Set up perfectly for entertaining, the contemporary, walk-through kitchen is open to the living and dining, with loads of storage, quality appliances, and ample bench space. My favourite features of the kitchen are the attractive glass splashbacks and the solar tube skylight that allows that natural light to continue from the living. The property is equipped with reverse cycle air conditioning located in the main living, and bedrooms and ducted gas heating throughout. With an excellent energy efficiency rating of 5 stars, you'll be comfortable throughout Canberra's long, cold winters and hot summers. The lighting throughout has been replaced with LEDs for efficiency and comfort.

The bedrooms are all generous in size with built in robes. They are serviced by the main bathroom, which is spacious and features a separate bath and shower. The main bedroom takes advantage of the northern aspect and is light, bright and warm. It is located at the front of the property and is nicely separated in being private and quiet. The ensuite is nicely configured and spacious.

The living has a nice indoor/outdoor flow to the front and rear. The rear courtyard is a private space with an extendable awning that provides a relaxing and cool space for those hot summer days. Watch the kids play on the trampoline while having plenty of space to run around in. The outdoor area is completely low maintenance perfect for those who don't want to spend a weekend mowing and pruning. There is a lovely, north facing, raised garden bed at the rear of the property that is perfect for a vegetable patch. There is a rainwater tank at the rear with a pump installed. The Laundry is separate with ample space and storage and the double car garage has internal access featuring an electronic roller door.

You are within range of fantastic local schools and public transport (one minute walk to the bus stop). The house is a stroll away from the Watson Shops along inviting walking trails and a short drive or bike ride from the Dickson shopping centre. The Mary Kitson Park and playground is less than one minute walk away. The Farmer's Market is only a short distance down the road where you can buy fresh produce every Saturday morning, and Mount Majura Nature Reserve is easily

Listed By

Andrew Grenfell

