



### 11C Negus Crescent Watson ACT

2 2 1

This stylish 2-bedroom, 2-bathroom townhouse offers modern living in a convenient location. Perfect for those seeking comfort, privacy, and a low-maintenance lifestyle in the Inner North.

**Type** : Townhouse

**View** : <https://www.borisproperty.com.au/lease/act/inner-north/watson/residential/townhouse/8464778>

Close to local shops, schools, parks/nature reserves and public transport - everything you need is just minutes away.

#### Features:

- Two spacious bedrooms with built-in wardrobes
- Extra study for home office needs
- Master bedroom with ensuite
- Open-plan living and dining with plenty of natural light
- Ducted reverse cycle A/C
- Modern kitchen with quality appliances



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[For full version visit the website](https://www.borisproperty.com.au)

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## Type T1.1

2 Bedroom + Study Townhouse

**Unit Number** D2, D5, D8, D16\*,  
D19\*, D21\*, D25\*,  
D28\*, E2\*, E5\*,  
F3\*, F5\*, F8\*, F10\*

**Bedrooms** 2 + Study

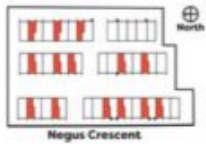
**Bathrooms** 2

**Living Area** 92.4m<sup>2</sup>

**Outdoor Area** 18m<sup>2</sup>

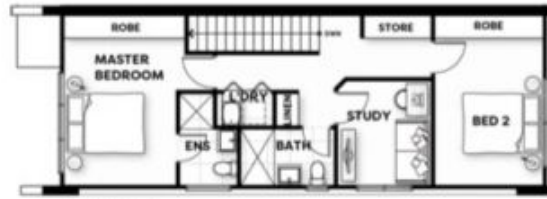
**Garage Area** 21.6m<sup>2</sup>

### Level Ground Keyplan



R = reversed floor plan \* = adaptable floor plan

The floor plan layout may be subject to minor amendments and dimensional changes to suit final working drawings and grid layouts which are subject to the Building Code of Australia. Dimensions shown are to structural faces. The area of each unit is calculated using ACPLA guidelines. It is the buyer's responsibility to verify and ensure that the drawings displayed are the latest versions available. The furniture layout and sizes portrayed in this floor plan are indicative only and should not be relied upon by the buyer. Landscaping is indicative only refer to landscape plan and inclusions for final finishes. MNR 228 2



**LEVEL 1**



**GROUND FLOOR**

0m 1m 2m 3m 4m 5m

NTI GROUP

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