



THE GARDENS
AT NORTH WATSON

...live more!

Nestled in the foothills of
Mt Majura within a breath
of the city, yet a world
away from its clamour
The Gardens at
North Watson beckon...

Welcome to The Gardens at North Watson. *Madison* have been preparing for your arrival for many years, by designing and building homes of superior finish and quality for which they have received over 30 industry awards including HIA Professional Builder of the Year in 2004.

All the hallmarks of *Madison's* award winning style are evident here. Single level, freestanding design with spacious floor plans, intimate low maintenance gardens, thoughtful retreats and modern fully featured kitchens and bathrooms. A tranquil environment within 10 minutes of the thriving CBD of Canberra City. *Could life be more perfect!*

The Gardens at North Watson - You really do come home.



Madison
...live more!

Life is no brief candle to me. It is a sort of splendid torch which I have got a hold of for the moment, and I want to make it burn as brightly as possible before handing it on to future generations.

George Bernard Shaw





The Location of a 'Life' Time

Just 10 minutes from the thriving CBD, yet a world away from apartment blocks, offices and inner city redevelopment. North Watson holds the keys to city's wonders without having to 'Live' in the city.





'Life' Style

Enjoy all the lifestyle benefits of Canberra's urbane inner North, while living in a natural environment at the foot of Mt Majura.

You'll wake to kangaroos and the early morning chorus of warbling magpies. A brisk walk and you're on the golf course at Yowani or perhaps a spot of shopping and a cappuccino in the village atmosphere of Dickson, complete with gourmet cafes, eateries, a medical centre and of course 'Chinatown'.

The social atmosphere of lawn bowls and tennis is close at hand as is the Canberra Racecourse with all the energy and colour of the sport of kings. And if you feel inclined, venture down the road to Canberra City with its theatres, shopping centres and galleries - after all it's only 10 minutes away.





Your 'Life' at Home

Come inside and experience Madison's award winning style and quality. Rarely do you find such appointments and explicit attention to detail.

Each home has been meticulously designed and fitted with an array of stylish inclusions and innovations like; an in-built coffee machine, a safe, ensuites with under floor heating, sliding shoe shelves, massage jets in the shower (which works beautifully with a state of the art **instant** hot water system), a professional make up console and of course the 'essentials' like a full home security system, ducted gas heating and evaporative cooling.

Even the roof and windows at *The Gardens at North Watson* have come under Madisons scrutiny. The warm tones of terracotta enhance the roof of every villa and for energy efficiency all homes have double glazed windows. And for good reasons, compared to conventional glazing, double glazing delivers:

- a 40% reduction in heat loss;
- a 15% reduction in heat gain;
- and 50% reduction in noise penetration.

This simple commitment to quality in construction can make a home 5 degrees warmer in winter and up to 10 degrees cooler in summer, without the use of heaters and air conditioners - Impressive.

Life isn't a matter of milestones, but of moments.

Rose Kennedy



Madison
...live more!



The Outdoor 'Life'

Indoors seamlessly merges into outdoors in Madison's trademark freestanding, single level villas. Imagine your own private courtyard complete with a tranquil water feature, a fully automatic in ground watering system, pergola with electric outdoor heater and retractable awnings. Some villas even have a linked walkway that connects a superb self contained guest house. (We call them Casitas or little house - ideal for a home office, those unexpected guests or a magnificent home for an elderly parent).

The Gardens at North Watson has been designed so that you can enjoy every moment that life has to offer.



PLAN TYPE N3
3 BEDROOM + STUDY VILLA
AREA 193.16 SQM



PLAN TYPE U
3 BEDROOM + CASITA
AREA 195.32 SQM



PLAN TYPE D
4 BEDROOM VILLA
AREA 186.45 SQM

For further information contact



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HIA Professional Builder of the Year 2004 & 2005

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