

108/215 Aspinall Street, Watson, ACT 2602



Townhouse For Sale

Wednesday, 8 May 2024

108/215 Aspinall Street, Watson, ACT 2602

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 145 m2

Type: Townhouse



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\$870,000+

In a peaceful position within the Solstice complex, close to Mt. Majura nature trails, yet within easy reach of coffee shops, Farmers' Markets and the City centre via light rail, this stylish three-bedroom townhouse offers a bright formal lounge room plus additional casual open plan dining and family room, integrated seamlessly with the outdoor enclosed courtyard. With house like proportions, the floorplan consists of generous bedrooms, master bedroom on the ground floor, serviced by the ensuite, with further two bedrooms plus main bathroom to the upper level. With a leafy outlook from every window, this centrally positioned home ensured sunlight and privacy were front of mind during the design process plus provides the astute purchasers further year-round comfort with ducted reverse cycle heating and cooling, updated lights and electrical outlets, instant gas hot water, plus quality window coverings. Ideally set within zoning for a selection of highly regarded schools, and the Australian Catholic University, this property is perfect for a first home, downsizer or savvy investor.* 3-bedroom townhouse* Formal lounge room with custom made timber floating shelf* Open plan family and dining room, tiled* Stone kitchen with updated Miele appliances including gas cooktop, dishwasher and electric oven* Main bedroom with built-in robe and ensuite* Bedrooms two and three with built-in robes* Main bathroom with skylight* Updated carpets* Crimsafe fly screens* Fibre NBN connection to home* Updated electrical switches* Ducted reverse cycle heating and cooling* Instant gas hot water* Generous storage options throughout * Pergola, recently replaced* Tiled courtyard with established plantings* Internal access to double garage, fitted with auto panel lift door* Friendly, community-minded complex where residents often gather or walk dogs together* Fantastic location, close to Mt. Majura nature trails, Farmers' Markets and light rail* Walking distance to Majura Primary* Stroll to Watson shops for coffee, groceries, chemist, bakery, post office
Strata: \$1,360pq (approx.) Rates: \$462pq (approx.) Land Tax: \$2,231pa (approx. if rented out) EER: 4.5 Living Size: 145sqm (approx.) Courtyard: 58sqm (approx.) Garage: 37sqm (approx.) Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.