

11/23 Aspinall Street, Watson, ACT 2602

home by holly

Unit For Sale

Wednesday, 3 April 2024

11/23 Aspinall Street, Watson, ACT 2602

Bedrooms: 1

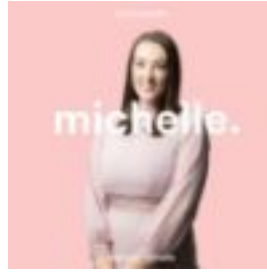
Bathrooms: 1

Parkings: 1

Type: Unit



Tenille Paul
0491850701



Michelle Cooke
0491850701

\$395,000+

Experience the epitome of resort-style living every day in this immaculate top-floor one bedroom apartment nestled within the prestigious 'Karelia Park'. Indulge in the luxury of a sparkling pool and tennis courts, transforming your everyday routine into a perpetual holiday oasis. Perfectly positioned mere moments from the bustling Epic Farmers Market, the Watson shops and the vibrant Dickson Shopping Centre, immerse yourself in a world of culinary delights, trendy cafes, and boutique shops. Embrace the serenity of Mount Majura Nature Reserve for outdoor adventures, while still relishing the cosmopolitan allure of Canberra City Centre, all conveniently accessible via the nearby light rail. Step inside to discover a revitalized kitchen, setting the stage for culinary creativity and modern living. Entertain effortlessly in the open-plan living area, seamlessly flowing onto the expansive covered balcony, offering a tranquil retreat amidst lush greenery. Unwind in the comfort of the bedroom, boasting a built-in wardrobe and private access to a second balcony, complemented by a reverse cycle air conditioning unit ensuring year-round comfort. With a host of features including new carpet, chic window furnishings, and an electric fireplace, every detail is crafted for your utmost satisfaction. Further enhancing your lifestyle, revel in the convenience of a combined bathroom and laundry equipped with essential appliances, while secure basement parking and a storage cage offer practicality and peace of mind. For those seeking an effortless, enjoyable, and utterly convenient lifestyle, this apartment is an absolute must-see. Live the life you've always dreamed of at 'Karelia Park', where every day is a celebration of refined living and endless possibilities. Features include: fresh carpeting throughout. new window coverings. spacious open-plan living area with electric fireplace. combined bathroom and laundry equipped with appliances. reverse cycle air conditioning in the bedroom. updated and roomy kitchen featuring a dishwasher. two balconies: one off the living area and another off the bedroom. bedroom includes a built-in robe. secure basement carpark included. additional storage cage provided. NBN-ready for high-speed internet. enjoy access to complex amenities. this property is currently tenanted on a fixed term agreement until 19th April 2024. fine details (all approximate): EER: 6.0 Built: 2001 Living size: 60sqm Balcony: 14sqm Total: 74sqm Rates: \$473.00 pq Land tax: \$582.76 pq (investors only) Admin: \$865.26 pq Sinking: \$322.09 pq Total: \$1,187.35pq Total number units in complex: 64 units Rental Opinion: \$460 p/week