

**18/21 Aspinall Street, Watson, ACT 2602**



**Sold Apartment**

Wednesday, 18 October 2023

18/21 Aspinall Street, Watson, ACT 2602

**Bedrooms: 1**

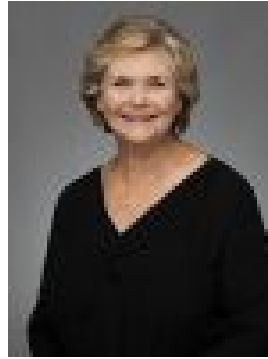
**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Thom Eriksson-Lake



Geraldine Rutherford  
0412060792

**\$405,000**

Idyllically located close to not only the city centre but also lifestyle attractions such as Mount Ainslie and major arterial roads including the Federal Highway, this ground-floor one-bedroom apartment with two balconies is sure to excite buyers looking for style and easy-care living that's close to things that count. The open plan design features an impressive kitchen with ample storage space and connects effortlessly to the spacious living area, which is bathed in natural sunlight. The main bedroom includes a built-in robe and a private balcony. The front balcony sets the perfect setting for entertaining with loved ones whether it be for a casual get-together before exploring city nightlife, or a quiet Sunday morning breakfast outdoors in the sun. Inspect today as this opportunity packs a big punch without the big price tag. - Living 58m<sup>2</sup> approx. - Front balcony 7m<sup>2</sup> approx. - Back balcony 8m<sup>2</sup> approx. - Pool - Two balconies - Built 1999 Cost breakdown:- Admin fund: \$581.41 p.q approx.- Sinking fund: \$347.88 p.q approx. - Council rates: \$469.72 p.q- Land tax: \$579.35 p.q (Only applicable to investors)- Potential rental income: \$400 - \$450 p.w This information has been obtained from reliable sources however, we cannot guarantee its complete accuracy so we recommend that you also conduct your own enquiries to verify the details contained herein.