

**33/215 Aspinall Street, Watson, ACT 2602**

home by holly

**Sold Townhouse**

Thursday, 12 October 2023

33/215 Aspinall Street, Watson, ACT 2602

**Bedrooms: 3**

**Bathrooms: 3**

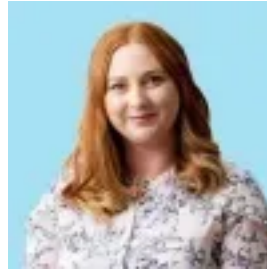
**Parkings: 2**

**Area: 158 m2**

**Type: Townhouse**



Holly Komorowski  
0491850701



Tenille Paul  
0491850701

**\$815,000**

#soldbyholly \$815,000 Glass sliders allow for easy drift to manicured courtyard gardens where sheltered decking steps down to travertine tiled outdoor living room. Green walls and perfectly dotted Japanese maples, fruiting lemon and lime trees wrap you within a gentle green forest. As you amble down Aspinall Street, the power of the landscape makes itself felt, as neat rows of townhouses rest at the feet of Mount Majura and the arching blue skies feel endless. Tucked within a leafy corner of the tranquil Solstice development, no 33, is steeped in a restful silence, interrupted only by the soothing notes of birdsong. Solstice marks the longest day of the year, where the sun stands still, and we celebrate its warm blessing of light. Merging indoor with outdoor living, this beautiful three-bedroom townhouse is indeed blessed by sunshine, as multiple glazing's capture light and landscape, and leafy shadows dapple crisp white walls. Resting across from manicured parkland and sheltered by mature trees, the home is the kind of place that brings people together, under the sun, to connect with nature and the seasons. Arranged in an open plan, with dual living areas and kitchen with wonderful open sociability, the home effortlessly accommodates entertaining and easy-care outdoor living. We love the way the front dining, living is sectioned by a sculptural room divider, providing peek-a-boo servery window into the kitchen. This floating display enhances the airy, light experience of this large social arena, as golden bamboo floors flow underfoot and high ceilings add volume. Exquisite attention to detail has created a kitchen packed with storage and quality appliances, including a slide and hide Neff oven with disappearing door and integrated Miele dishwasher. Organic stone countertops marry with a clean palette and a clever spatial arrangement incorporates a breakfast bar, small appliance bay and coffee making alcove. Perched above is the wing for sleeping and reflective activities. An office nook runs the length of the second bedroom which also flows directly to the family bathroom. The first family bedroom has elevated views across treetops and both rooms have built-in robes. The master suite overlooks the courtyard garden and the boundless views beyond. A wall of mirrored robes takes care of seamless storage and there is a renovated ensuite bathroom with twin counter-top basins. Rustic wide plank flooring combines with natural hues in a nod to the stunning bush surrounds. With the addition of solar panels, these will not only reduce your energy bills but are also fantastic from a green energy perspective. Solstice is a sort after family friendly enclave set within the vibrant, inner-north suburb of Watson. A dedicated Facebook page keeps people connected, neighbours happily share of fresh produce, kids often run small cake stalls and there is a charming book library. Surrounded by playgrounds and parks and close to reserve, the home is also handy to the local shops. Enjoy great coffee, fabulous pizza at The Knox, or dine out at the Filipino eatery, Lolo and Lola. It is an easy walk to Exhibition Park, host to the famous Farmer's Market and the home is just a stone's throw from the Dickson and Braddon precincts, ANU and the CBD. A brand new, inclusive play space and recreational park is forthcoming, and the home is also convenient to a mix of private and public schools, close to transport, including the light rail, linking you to the metro city station and the whole of Canberra. features..gorgeous three-bedroom, two-bathroom townhouse in the coveted Solstice complex.wonderful inner-north lifestyle combined with bushland peace.ideally located across from manicured parkland.two living areas and 2nd bedroom with home office nook.open living and dining arena flowing to alfresco living within private, leafy courtyard.high ceilings.dining area with twin pendant lights.open kitchen with large second living domain.downstairs powder room.bamboo floors to downstairs social arena.renovated kitchen with breakfast bar and elegant room divider with storage and servery window to dining space.stone benchtops, banks of storage including full-height pantry, integrated Miele dishwasher and quality Neff appliances including induction cooktop, rangehood and wall oven with slide and hide disappearing oven door.master bedroom with ensuite and mirrored built-in-robe.renovated ensuite bathroom with wall hung vanity and twin counter top basins.two further bedrooms with built-in-robes.family bathroom with two-way access making it directly accessible from 2nd bedroom .second bedroom with built-in-office nook .soft carpet to bedrooms.two wall hung flat screen smart TVs included.Foxtel connectivity downstairs and upstairs.NBN ready.courtyard garden with decking stepping down to travertine paved outdoor living room.green garden walls with mature Japanese maples, lemon and lime tree.wall hung outdoor wire cat run.Crimsafe doors and window screens.tinted windows for privacy and insulation.double garage with internal access.solar array.ducted heating and cooling.irrigation to garden.under stair wine cellar and storage.linen closet.European laundry .walking distance to Mount Majura Reserve, handy to the vibrant Watson and Ainslie shops.whisper close to the wonderful Dickson and Braddon precinct, ANU and the CBD.close to EPIC and the fresh food markets, schools and transport including the light rail FINE DETAILS (all approximate):EER: 4.5Built: 2007Downstairs living size: 86m2 Upstairs living size:66m2Total living size: 152m2 Garage: 38m2Courtyard:65m2 Rates: \$1,335.00 paLand tax: \$1,535.00

pa (investors only)Admin: \$973.20 pqSinking: \$445.83 pqTotal: \$1,419.03 pqTotal number units in complex:182  
unitsRental Opinion: \$680 - \$730 p/week