

**34/23 Aspinall Street, Watson, ACT 2602**

home by holly

**Sold Apartment**

Thursday, 15 February 2024

34/23 Aspinall Street, Watson, ACT 2602

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Jenny McReynolds  
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Cris O'Brien  
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**\$560,000**

#soldbymcreynolds #soldbycris \$560,000 One of the largest two beddies in the complex - terrific amount of space! Walls of glass sliders take in light, flooding the expansive open plan living arena and floating the serene garden surrounds within. Quietly removed from the dynamic offerings of the coveted inner north, this spacious two-bedroom ensuite apartment is blessed by continuous light and flows to expansive balconies on two sides. Karelia Park rest just a short stroll from the foothills of Mount Majura, and within an easy drive of Dickson, Braddon and the CBD. A thoughtful design sees low-lying buildings in creamy bagged brick with terracotta-coloured rooftops, arranged around central gardens, tennis courts and a fabulous swimming pool. The shared pool/games room and barbecue are great places to gather, fostering a family friendly community vibe. The home occupies the first level and benefits from elevated views across treetops. Timber like floors flow underfoot, and the openness amplifies the unique spaciousness of this apartment, which must be one of the largest in this popular complex. In one corner of the open plan living and dining sits the sleek modern kitchen with stone benchtops and understated cabinetry. The tiled splashback strikes an elegant note, finished in the hue of smooth river stones, nodding to the natural surrounds. This entire social hub is awash with tranquillity and a great feel with so much space to spread out, with the large balcony providing an extension of the living. The eastern side of the home is all simple serenity as the private wing continues the minimal scheme of crisp white on white. There is the feeling of leafy botanical immersion as both bedrooms open to the large balcony, taking in views across the central parkland and pool edged with flowering crepe myrtles. Soft new carpets are warming underfoot while built-in-robos take care of storage. The master has the luxury of an ensuite bathroom with corner spa bath for deep relaxation. The adjacent family bathroom is finished in the same fresh theme - all white with contrasting floor tiles and trim in earthy terracotta. Watson is a vibrant, inner-north suburb with great community vibes, fabulous local shops, plenty of playgrounds and parks and is surrounded by natural reserves. Enjoy great coffee, fabulous pizza at The Knox, or dine out at the Filipino eatery, Lola and Lola. The home is a nice stroll to Exhibition Park, host to the famous Farmer's Market. The walking and biking trails of Majura Nature Reserve are nearby, and the home is just a short drive 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..terrific two-bedroom ensuite apartment set within the popular Karelia Park complex. complexes like this with open spaces are a rarity in Canberra. spacious open plan living, dining and kitchen flowing to deep balcony. one of the largest two-bedroom apartments in the complex - must be seen to be appreciated. timber like flooring that is practical and hard wearing. modern kitchen with banks of cabinetry and quality appliances .master bedroom opening to the balcony, built-in-robe and ensuite with corner spa bath. second bedroom with a built-in robe and access to the balcony. family bathroom. new carpet to both bedrooms .reverse cycle split AC in living area - can be operated from an app on your phone. linen closet. fiber to the home. secure undercover side by side car parking with remote control access. ample visitor parking within the complex. quiet complex with beautifully curated gardens and communal spaces. great vibe amongst the residents. two tennis courts, swimming pool, BBQ and communal event space. easy stroll to Watson shops. walk EPIC showgrounds where the local Farmers markets are held each Saturday. take a walk up to the off-leash dog area and Mt Majura Reserve. easy drive to the dynamic Dickson and Braddon precincts along with the ANU. close to transport including the light rail, whisking you straight to the CBD. ready to move into and enjoy EER: 4 Rates: \$1,842 pa (approx.) Body Corporate: \$1,462 approx. per quarter Internal living: 97m2 approx.