

**39/25 Aspinall Street, Watson, ACT 2602**

home by holly

**Sold Apartment**

Friday, 11 August 2023

39/25 Aspinall Street, Watson, ACT 2602

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Jenny McReynolds

0491850701

**\$395,000**

#soldbymcreynolds #soldbycris \$395,000 Resort style living for a fraction of the price! Nestled within a tranquil resort-style complex, discover this charming one-bedroom apartment tucked away in a serene and private location within the sought-after 'Karelia Park'. You'll immediately sense the welcoming ambiance of the open plan design, creating a delightful living space. The practical and spacious kitchen seamlessly connects to the inviting living and dining area, flowing effortlessly onto the expansive tiled balcony. Here, you can revel in the picturesque views of the surrounding foliage. The comfortable bedroom provides ample built-in robes and grants access to a second balcony, overlooking the beautiful garden areas. Convenient internal access from the stairwell leads you to the secure single car accommodation and storage compartment. The complex itself is a rare gem, offering abundant internal green spaces and an array of fabulous amenities for your enjoyment. Take a dip in the large inground pool, engage in a friendly match on one of the two tennis courts, or unwind in the amenities room. Located just minutes away from local shops, Mount Majura walking trails, public transport including the light rail, and Exhibition Park, where the vibrant farmer's markets take place every Saturday. features..set in lovely 'Karelia Park' a rare complex where there is so much green space – they don't build them like this anymore. one-bedroom apartment that is beautifully maintained and presented. lovely leafy outlook. open-plan living, kitchen and dining area. new carpet to the living room. new paint throughout. reverse cycle split system in the main bedroom. excellent kitchen. combined bathroom and laundry. built-in robes to the bedroom. front and rear balconies providing options for relaxation and entertaining or simply enjoying the outlook. NBN fibre to the premises. secure car park plus storage under. ample visitor parking within the complex. in ground swimming pool, two tennis courts and amenities room. beautifully maintained grounds with excellent paths and nice open spaces for the kids to play. walk to the fabulous local shops, a great choice of schools, public transport (bus stop out the front), Mount Majura nature reserve and the off leash dog area. just a short walk from EPIC (where the Farmer's markets are held each Saturday). close to the light rail. only minutes from the terrific Dickson shopping precinct with its array of cafes and eateries. easy drive to the City and Belconnen and Gungahlin Town Centres. ideal for the live-in owner or investor. EER: 6 Living: 57m<sup>2</sup> Rates: \$1739 approx. per annum Land Tax: \$1923 approx. per annum Body Corporate: \$3547 approx. per annum